

THIS INSTRUMENT WAS PREPARED BY:

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Chicago, IL 60611



MAIL AFTER RECORDING TO:

Barry G. Collins
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733 Lee Street, Suite 210
Des Plaines, IL 60016-6405

Box 393
Property Address:
2400 Maywood Drive
Bellwood, Illinois

P.I.N.: 15-15-102-03

99-06448

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 15th day of December, 1999, by AMERICAN NATIONAL CAN COMPANY, a Delaware corporation ("Grantor"), having an address of 8770 W. Bryn Mawr Ave., Chicago, Illinois 60631-3542, to BELLWOOD INDUSTRIAL CENTRE, LLC, an Illinois limited liability company ("Grantee"), having an address of 2795 W. Washington, Bellwood, Illinois 60104.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, and to its successors and assigns, **FOREVER**, all the land, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof (the "Premises").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

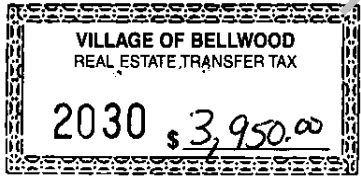
And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its officer the day and year first above written.

AMERICAN NATIONAL CAN COMPANY,
a Delaware corporation

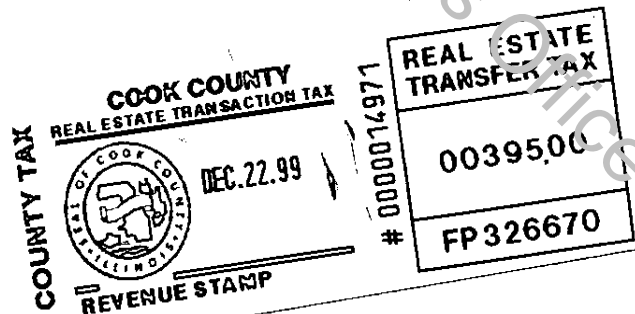
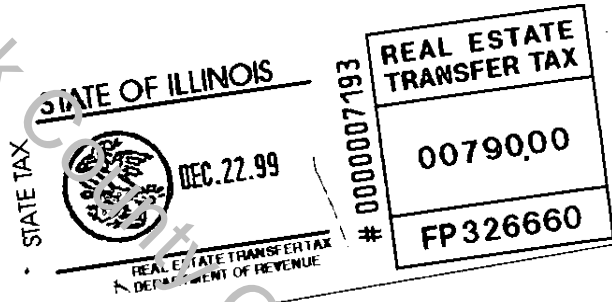
By: Alan H. Schumacher
Alan H. Schumacher
Its: Executive Vice President and Chief
Financial Officer



MAIL TAX BILLS TO:

Bellwood Industrial Centre, LLC
2795 W. Washington
Bellwood, Illinois 60104

Document Number : 394995.3



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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

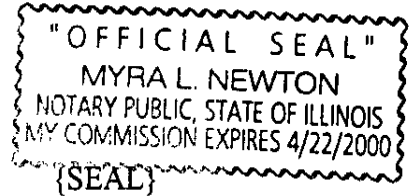
I, MYRA L. NEWTON, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that ALAN H. SCHUMACHER, personally known to me to be the Executive Vice President and Chief Financial Officer of American National Can Company, a Delaware corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Executive Vice President and Chief Financial Officer, he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13 day of December, 1999.

Myra L. Newton
NOTARY PUBLIC

Commission Expires

4-22-2000



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LAWYERS TITLE INSURANCE CORPORATION

SCHEDULE A CONTINUED - CASE NO. 99-06448

LEGAL DESCRIPTION:

THAT PART OF LOTS 19 TO 24, BOTH INCLUSIVE, ALL TAKEN AS TRACT, IN COMMISSIONER'S PARTITION OF THE NORTH 56 ACRES OF THE WEST 1/2 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF MADISON STREET AS RELOCATED PER DOCUMENT NO. 3225425 WITH THE EAST LINE OF THE WEST 238.51 FEET OF LOTS 19 TO 20 AFORESAID; THENCE SOUTH ALONG SAID EAST LINE 380.78 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACT 15.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID TRACT TO A POINT 170.13 FEET NORTH OF THE SOUTH LINE OF SAID TRACT; THENCE WEST 245.82 FEET TO A POINT 170.45 FEET NORTH OF THE SOUTH LINE OF SAID TRACT; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID TRACT 48.53 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACT TO A POINT 248.00 FEET EAST OF THE WEST LINE OF SAID TRACT; THENCE NORTH 80.93 FEET ALONG SAID LINE 248.00 FEET EAST OF THE WEST LINE OF SAID TRACT TO A LINE 300.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT; THENCE EAST 58.00 FEET ALONG SAID PARALLEL LINE TO A LINE 306.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT; THENCE NORTH ALONG SAID 306.00 FEET LINE 371.74 FEET TO THE AFORESAID SOUTHWESTERLY LINE OF MADISON STREET; THENCE SOUTHEASTERLY 269.762 FEET ALONG SAID SOUTHWESTERLY LINE OF MADISON STREET TO THE HEREINABOVE DESIGNATED PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT PARCEL 1 AS RESERVED IN SPECIAL WARRANTY DEED FROM AMERICAN CAN COMPANY, GRANTOR, TO NORTH PIER TERMINAL CO., GRANTEE, DATED APRIL 16, 1974 AND RECORDED APRIL 24, 1974 AS DOCUMENT NUMBER 22695375, TO CONSTRUCT, MAINTAIN, OPERATE, USE, RECONSTRUCT, REPAIR, RENEW AND REMOVE A STORM SEWER OF 24 INCH MAXIMUM DIAMETER, A SANITARY SEWER OF 12 INCH MAXIMUM DIAMETER, A WATER MAIN OF 8 INCH MAXIMUM DIAMETER AND POWER LINES AND POLES, UNDER, UPON, OVER AND ALONG THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND 25.00 FEET IN WIDTH, BEING PART OF LOTS 21 AND 22 IN COMMISSIONER'S PARTITION OF THE NORTH 56 ACRES OF THE WEST 1/2 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 22 WITH THE EAST LINE OF SOUTH 25TH AVENUE; THENCE NORTH ALONG SAID EAST LINE 25.00 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 45 SECONDS EAST 133.00 FEET ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 22; THENCE NORTH 62 DEGREES 09 MINUTES 18

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SCHEDULE A LEGAL DESCRIPTION CONTINUED

SECONDS EAST 165.391 FEET TO A POINT ON A LINE DRAWN 312.24 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 22; THENCE NORTH 18.769 FEET ALONG SAID PARALLEL LINE TO A POINT 170.45 FEET NORTH OF THE SOUTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 51 MINUTES 18 SECONDS EAST 25.00 FEET; THENCE SOUTH 33.899 FEET ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 22; THENCE SOUTH 62 DEGREES 09 MINUTES 18 SECONDS WEST 186.606 FEET TO THE POINT OF INTERSECTION WITH A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 22; THENCE SOUTH 89 DEGREES 46 MINUTES 45 SECONDS WEST 139.241 FEET ALONG SAID LINE 50.00 FEET NORTH OF AND PARALLEL TO THE HEREINABOVE DESIGNATED PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT PARCEL 1 AS RESERVED IN SPECIAL WARRANTY DEED FROM AMERICAN CAN COMPANY, GRANTOR, TO NORTH PIER TERMINAL CO., GRANTEE, DATED APRIL 16, 1974 AND RECORDED APRIL 24, 1974 AS DOCUMENT NUMBER 22695375, TO CONSTRUCT, MAINTAIN, OPERATE, USE, RECONSTRUCT, REPAIR, RENEW AND REMOVE A RAILROAD TRACK UPON, OVER AND ALONG THE RAILROAD EASEMENT AREA DESCRIBED AS FOLLOWS:

A TRACT OF LAND 25.00 FEET IN WIDTH, BEING PART OF LOTS 21 AND 22 IN COMMISSIONER'S PARTITION OF THE NORTH 56 ACRES OF THE WEST 1/2 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 22 WITH THE EAST LINE OF SOUTH 25TH AVENUE; THENCE NORTH ALONG SAID EAST LINE 25.00 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 45 SECONDS EAST 133.00 FEET ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 22; THENCE NORTH 62 DEGREES 09 MINUTES 18 SECONDS EAST 165.391 FEET TO A POINT ON A LINE DRAWN 312.24 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 22; THENCE NORTH 18.769 FEET ALONG SAID PARALLEL LINE TO A POINT 170.45 FEET NORTH OF THE SOUTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 51 MINUTES 18 SECONDS EAST 25.00 FEET; THENCE SOUTH 33.899 FEET ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 22; THENCE SOUTH 62 DEGREES 09 MINUTES 18 SECONDS WEST 186.606 FEET TO THE POINT OF INTERSECTION WITH A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 22; THENCE SOUTH 89 DEGREES 46 MINUTES 45 SECONDS WEST 139.241 FEET ALONG SAID LINE 50.00 FEET NORTH OF AND PARALLEL TO THE HEREINABOVE DESIGNATED PLACE OF BEGINNING, ALL

(Continued)

CASE NUMBER 99-06448

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SCHEDULE A
LEGAL DESCRIPTION CONTINUED

IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

A TRACT OF LAND 17.00 FEET IN WIDTH, BEING PART OF LOTS 21 AND 22 IN COMMISSIONER'S PARTITION OF THE NORTH 56 ACRES OF THE WEST 1/2 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN A LINE 312.24 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 22, SAID POINT BEING 170.45 FEET NORTH OF THE SOUTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 51 MINUTES 18 SECONDS EAST ALONG A LINE "A" 23.00 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 22, 15.791 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING SOUTH 18.108 FEET; THENCE NORTHEASTERLY 76.44 FEET ALONG THE ARC OF A CIRCLE OF 328.10 FEET RADIUS CONVEX TO THE SOUTHEAST AND WHOSE CHORD BEARS NORTH 63 DEGREES 27 MINUTES 57 SECONDS EAST TO THE POINT OF INTERSECTION WITH THE AFORESAID LINE "A"; THENCE SOUTH 89 DEGREES 51 MINUTES 18 SECONDS WEST ALONG SAID LINE "A" 33.472 FEET; THENCE SOUTHWESTERLY 38.24 FEET ALONG THE ARC OF A CIRCLE OF 311.10 FEET RADIUS CONVEX TO THE SOUTHEAST AND WHOSE CHORD BEARS SOUTH 65 DEGREES 27 MINUTES 03 SECONDS WEST TO THE HEREINABOVE DESIGNATED PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

CASE NUMBER 99-06448

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EXHIBIT B

Title Exceptions

1. General taxes for the year 1999 and subsequent years.
2. Rights-of-way for railroads, switch tracks or spur tracks, if any; and right of the railroad company to the use, operation, maintenance and repair of same.
3. Rights of the public, the State of Illinois and the municipality in and to that part of the land, if any, taken or used as road purposes.
4. Rights-of-way for drainage ditches, tiles, feeders and laterals, if any.

Property of Cook County Clerk's Office

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