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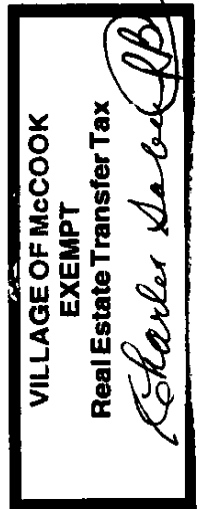
Doc#: 1001941012 Fee: \$70.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/19/2010 09:57 AM Pg: 1 of 5

This Instrument Prepared by:

Schiff Hardin LLP
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After Recording Return to:

Schiff Hardin LLP
Thomas Wechter
233 S. Wacker Drive, Suite 6600
Chicago, IL 60606



This Space for Recorder's Use Only

SPECIAL WARRANTY DEED

This indenture witnesseth, that KOCH FOODS INCORPORATED, a Delaware corporation ("Grantor"), for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, WARRANTS and CONVEYS unto KOCH MEAT CO., INC., an Illinois corporation, a/k/a Koch Meat Company, Inc., d/b/a Koch Poultry Co., d/b/a Koch Foods of Chicago, and d/b/a Koch Specialty Foods of Chicago, having an address of 1300 W. Higgins Road, Suite 100, Park Ridge, Illinois 60068 ("Grantee"), the following described real property situated in the County of Cook, in the State of Illinois ("Real Estate"), to wit:

See Exhibit A attached hereto and made a part hereof

PIN: 18-10-200-022-0000

Common Street Address: 4800 South Vernon, McCook, IL 60525

SUBJECT TO: those matters set forth on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said Real Estate, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Real Estate unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

[Signature and Notary Page Follows]

Box 400-CTCC

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EXHIBIT A

Legal Description

LOT 4 IN THE FINAL PLAT OF SUBDIVISION OF MCCOOK INDUSTRIAL CENTER II FIRST RESUBDIVISION, BEING A RESUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 2005 AS DOCUMENT 0523545101, IN COOK COUNTY, ILLINOIS.

PIN: 18-10-200-022-0000

Property of Cook County Clerk's Office

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EXHIBIT B

Permitted Exceptions

1. TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS.
2. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 15, 2005 AS DOCUMENT 0522719099 RELATING TO CREATION OF AN ASSOCIATION, ASSESSMENTS, RESERVATIONS, ARCHITECTURAL CONTROLS, PROVISIONS GOVERNING IMPROVEMENTS AND MAINTENANCE.
3. RESERVATION OF PERPETUAL EASEMENT CONTAINED IN THE DEED FROM CENTERPOINT PROPERTIES TRUST TO KOCH FOODS INCORPORATED RECORDED AUGUST 9, 2006 AS DOCUMENT 0622142185 IN FAVOR OF THE VILLAGE OF MCCOOK, THEIR SUCCESSORS AND ASSIGNS, OTHER OWNERS IN THE CENTERPOINT MCCOOK INDUSTRIAL CENTER II RESUBDIVISION, THEIR SUCCESSORS AND DESIGNEES TO INSTALL, OPERATE, MAINTAIN AND REMOVE FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF WATER MAINS, STORM SEWERS AND DRAINAGE IN, OVER, UNDER, ACROSS, ALONG AND UPON THE EASEMENT AREA DESCRIBED ON EXHIBIT 'C' AND DEPICTED ON EXHIBIT 'D' ATTACHED THERETO.
4. NOTICE WITH RESPECT TO THE WAIVER OF RIGHTS TO FILE CERTAIN REAL ESTATE TAX ASSESSMENT APPEALS FOR THE PROPERTY LOCATED WITHIN THE VILLAGE OF MCCOOK FIRST AVENUE TAX INCREMENT FINANCING REDEVELOPMENT AREA RECORDED FEBRUARY 23, 2007 AS DOCUMENT 0705416041.
5. EASEMENT IN FAVOR OF THE VILLAGE OF MCCOOK, THE COMMONWEALTH EDISON COMPANY, SBC AND NICOR GAS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED AS DOCUMENT 0436539081, AFFECTING THE WEST 20.00 FEET, SOUTH 10.00 FEET AND EAST 60.00 FEET OF THE LAND. CLARIFICATION OF EASEMENT RIGHTS RECORDED OCTOBER 26, 2005 AS DOCUMENT 0529910100.
6. RESERVATION OF ALL FISSIONABLE MATERIALS FOR USE OF THE UNITED STATES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LAND AND PROSPECT FOR, MINE, AND REMOVE THE SAME, CONTAINED IN DEED FROM RECONSTRUCTION FINANCE CORPORATION TO REYNOLDS ALUMINUM COMPANY, DATED JUNE 30, 1949 AND RECORDED JULY 6, 1950 AS DOCUMENT 14843487 AND FILED AS LR1303816.
7. TERMS, CONDITIONS, AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY RECORDED APRIL 7, 2008 AS DOCUMENT 0809810076 RELATING TO ILLINOIS STATE EPA NO.: 0310060006.
8. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 3.25 FEET , AS SHOWN ON PLAT OF SURVEY NUMBER 08-19330-08ALTA-UPD PREPARED BY GENTILE AND ASSOCIATES, INC. DATED JUNE 4, 2008.
9. 30 FOOT RAILROAD EASEMENT AS CONTAINED IN THE PLAT RECORDED AS DOCUMENT 0436539081.

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STATEMENT BY GRANTOR / GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: December 24, 2009

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24 DAY OF
December, 2009

Mark Kennedy
Name: Mark Kennedy



Bonnie Diviesti
Notary Public

My commission expires: 9-21-2010

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: December 24, 2009

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th DAY OF
December, 2009

Mark Kennedy
Name: Mark Kennedy

Bonnie Diviesti
Notary Public

My commission expires: 9-21-2010

