

# UNOFFICIAL COPY



Doc#: 1120018038 Fee: \$60.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/19/2011 12:43 PM Pg: 1 of 13

**SPECIAL WARRANTY  
DEED ILLINOIS  
STATUTORY**

**Above Space for Recorder's Use only**

THIS AGREEMENT, made this 1<sup>st</sup> day of July, 2011, between Cook Composites and Polymer Co. a/k/a Cook Composites and Polymers Co., a general partnership organized and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, ("Grantor"), and Arkema, Inc., a corporation organized and existing under and by virtue of the laws of the State of Pennsylvania and duly authorized to transact business in the State of Illinois ("Grantee"), whose address is 900 First Avenue, King of Prussia, Pennsylvania.

WITNESSETH, that the Grantor, for and in consideration of TEN DOLLARS (\$10.00), 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 following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

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 above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject only to those matters set forth on Exhibit B attached hereto and incorporated herein.

NCS-494159 IL

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Permanent Real Estate Number(s): 22-14-300-037-0000; 22-14-300-038-0000; 22-14-300-039-0000, 22-14-300-040-0000; and 22-14-500-006-0000

Address(es) of real estate: Main Street and Parker Road, Lemont, Illinois

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

Cook Composites and Polymer Co. a/k/a Cook Composites and Polymers Co.

By: Total Composites, Inc., a Delaware corporation

By: *Olivier Moulart*

Olivier Moulart, Vice-President

STATE OF Missouri )

) ss.

COUNTY of Clay )

I, *MARILYN JUANITA THORNBURG* a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Olivier Moulart personally known to me to be the Vice-President of Total Composites, Inc., a Delaware corporation, which is the Managing Partner of of Cook Composites and Polymer Co. a/k/a Cook Composites and Polymers Co. a Delaware general partnership, 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 Vice-President, he signed and delivered the said instrument, pursuant to authority, given by the board of directors and in behalf of said partnership by authority of all of its partners as his free and voluntary act, and as the free and voluntary act and deed of said corporation and said general partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of June, 2011.

*Marilyn Juanita Thornburg*

Notary Public

Commission expires March 16 2013

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This Instrument was prepared by and to be returned to: *Aaron L. Pawlitz*  
*Lewis, Rice & Fingersh, L.C.*  
*600 Washington Avenue, Suite 2500*  
*St. Louis, Missouri 63101*  
*(314) 444-7600*

Taxpayer information: *Arkema, Inc.*  
Name

*900 First Avenue*  
Address

*King of Prussia, Pennsylvania 19406-1308*  
City, State, Zip Code

Property of Cook County Clerk's Office

COUNTY TAX  
**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
  
JUL. 19.11  
REVENUE STAMP

# 000003152  
**REAL ESTATE TRANSFER TAX**  
00120.00  
FP 103042

STATE TAX  
**STATE OF ILLINOIS**  
  
JUL. 19.11  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000003304  
**REAL ESTATE TRANSFER TAX**  
00240.00  
FP 103037

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1: (FEE)

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 1264.36 FEET (MEASURED PERPENDICULARLY) NORTH FROM THE SOUTH LINE AND 744.61 FEET (MEASURED PERPENDICULARLY) EAST FROM THE WEST LINE OF SAID SOUTHWEST 1/4, AND RUNNING THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 142.81 FEET TO A POINT WHICH IS 1220.29 FEET (MEASURED PERPENDICULARLY) NORTH FROM THE SOUTH LINE AND 608.88 FEET (MEASURED PERPENDICULARLY) EAST FROM THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE, THE WESTERLY TERMINUS OF SAID STRAIGHT LINE BEING A POINT ON THE WEST LINE OF SAID SOUTHWEST 1/4, 958.89 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4, A DISTANCE OF 605.64 FEET TO A POINT WHICH IS 57.58 FEET NORTHEASTERLY OF THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 461.96 FEET, A DISTANCE OF 486.02 FEET TO A POINT WHICH IS 401.14 FEET (MEASURED PERPENDICULARLY) EAST FROM THE WEST LINE AND 674.25 FEET (MEASURED PERPENDICULARLY) NORTH FROM THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE EASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 448.41 FEET TO AN INTERSECTION WITH A LINE WHICH EXTENDS NORTHWARDLY FROM A POINT WHICH IS 915.35 FEET (MEASURED PERPENDICULARLY) EAST FROM THE WEST LINE AND 369.08 FEET (MEASURED PERPENDICULARLY) NORTH FROM THE SOUTH LINE OF SAID SOUTHWEST 1/4, TO THE AFORESAID POINT WHICH IS 1264.36 FEET (MEASURED PERPENDICULARLY) NORTH FROM THE SOUTH LINE AND 744.61 FEET (MEASURED PERPENDICULARLY) EAST FROM THE WEST LINE OF SAID SOUTHWEST 1/4; AND THENCE NORTHWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 500.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2: (EASEMENT)

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY GRANTED BY GRANT OF EASEMENT DATED FEBRUARY 25, 1963 RECORDED MARCH 6, 1963 AS DOCUMENT NUMBER 18736259 AND FILED MARCH 6, 1963 AS DOCUMENT NUMBER LR 2080370 BY NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, TO A. E. STALEY MANUFACTURING COMPANY, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR

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THE CONSTRUCTION, OPERATION, RECONSTRUCTION, REPAIR, MAINTENANCE AND USE OF TWO (2) PUBLIC OR PRIVATE ROAD CROSSINGS, THIRTY (30) FEET IN WIDTH, ACROSS THE FOLLOWING DESCRIBED PREMISES INCLUDING THE RIGHT TO PAVE AND OTHERWISE IMPROVE SUCH ROAD CROSSINGS, PROVIDED THAT SUCH ROADS BE LOCATED AND CONSTRUCTED AT SUBSTANTIALLY RIGHT ANGLES TO SAG-LEMONT ROAD (ALSO KNOWN AS CHICAGO-JOLIET ROAD), AND SUBJECT TO THE RIGHTS OF SAID GRANTOR AND THE GRANTEEES, LICENSEES, LESSEES, SUCCESSORS AND ASSIGNS OF SAID GRANTOR TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REPLACE, REPAIR AND OPERATE GAS PIPE LINES AND OTHER PUBLIC UTILITIES AND APPURTENANCES THERETO THROUGH, ACROSS AND UPON SAID PREMISES:

THE NORTHERLY 87.50 FEET OF THE SOUTHERLY 120.50 FEET (BOTH MEASUREMENTS BEING PERPENDICULAR TO THE CENTER LINE OF THE SAG-LEMONT ROAD ALSO KNOWN AS THE CHICAGO AND JOLIET ROAD) OF THE WEST 438 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING NORTH OF THE CENTER LINE OF THE SAG-LEMONT ROAD, ALSO KNOWN AS THE CHICAGO AND JOLIET ROAD;

ALSO A TRIANGULAR SHAPED PARCEL OF LAND IN SAID SOUTHWEST 1/4 LYING SOUTHWESTERLY OF A LINE DRAWN FROM A POINT 120 FEET NORTH OF THE INTERSECTION OF THE WEST LINE OF THE SOUTHWEST 1/4 WITH THE NORTHERLY LINE OF SAID SOUTHERLY 120.50 FEET TO A POINT IN THE NORTHERLY LINE OF SAID SOUTHERLY 120.50 FEET WHICH POINT IS 120 FEET NORTHEASTERLY OF THE WEST LINE OF SAID SOUTHWEST 1/4 AS MEASURED ALONG THE NORTHERLY LINE OF SAID SOUTHERLY 120.50 FEET;

ALSO, THE SOUTHERLY 120.50 FEET (AS MEASURED PERPENDICULAR TO THE SOUTHERLY LINES) OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE CHICAGO AND JOLIET ROAD WITH THE EAST LINE OF THE WEST 438 FEET OF SAID SOUTHWEST 1/4, WHICH POINT IS 259.72 FEET NORTH (MEASURED PERPENDICULARLY) FROM THE SOUTH LINE OF SAID SOUTHWEST 1/4, AND RUNNING THENCE NORTH ALONG SAID EAST LINE OF THE WEST 438 FEET A DISTANCE OF 842.55 FEET TO ITS POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE GULF, MOBILE, AND OHIO RAILWAY COMPANY (FORMERLY THE CHICAGO AND ALTON RAILROAD) AS THE SAME IS NOW LOCATED; THENCE NORTHEASTWARDLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 339.82 FEET TO A POINT WHICH IS 749.98 FEET (MEASURED PERPENDICULARLY) EAST FROM THE WEST LINE AND 1236.21 FEET (MEASURED PERPENDICULARLY) NORTH FROM SAID SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTHWARDLY A DISTANCE OF 882.35 FEET TO A POINT ON SAID CENTER LINE OF THE CHICAGO AND JOLIET ROAD WHICH IS 915.35 FEET (MEASURED PERPENDICULARLY) EAST FROM SAID WEST LINE AND 369.08 FEET

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(MEASURED PERPENDICULARLY) NORTH FROM SAID SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE WESTWARDLY ALONG SAID CENTER LINE OF ROAD A DISTANCE OF 71.77 FEET TO A POINT WHICH IS 843.90 FEET (MEASURED PERPENDICULARLY) EAST FROM SAID WEST LINE AND 362.51 FEET (MEASURED PERPENDICULARLY) NORTH FROM SAID SOUTH LINE OF SAID SOUTHWEST 1/4, AND THENCE SOUTHWESTWARDLY, CONTINUING ALONG SAID CENTER LINE OF ROAD A DISTANCE OF 418.97 FEET TO THE POINT OF BEGINNING.

## PARCEL 3: (EASEMENT)

EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY GRANTED BY GRANT OF ROADWAY EASEMENT DATED DECEMBER 29, 1961 RECORDED DECEMBER 11, 1962 AS DOCUMENT NUMBER 18669216 BY NORTH AMERICAN CAR CORPORATION TO A. E. STALEY MANUFACTURING COMPANY AND ITS SUCCESSORS AND ASSIGNS AND ITS AND THEIR AGENTS, TENANTS AND LICENSEES, IN COMMON WITH NORTH AMERICAN AND ALL OTHERS HAVING A LIKE RIGHT, TO PASS AND REPASS ALONG THAT PORTION OF THE EXISTING PRIVATE ROAD LOCATED ON THE SERVIENT TENEMENT KNOWN AS THE "MALEY ROAD" WHICH LIES EASTERLY OF THE DOMINANT TENEMENT FOR INGRESS THERETO FROM THE LEMONT SAG ROAD (ALSO KNOWN AS THE CHICAGO AND JOLIET ROAD) AND EGRESS FROM THE DOMINANT TENEMENT TO SAID ROAD.

## PARCEL 4: (FEE)

A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE CENTER LINE OF THE CHICAGO AND JOLIET ROAD AT A POINT WHICH IS 915.35 FEET (MEASURED PERPENDICULARLY) EAST FROM THE WEST LINE AND 369.08 FEET (MEASURED PERPENDICULARLY) NORTH FROM THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 14, AFORESAID, AND RUNNING THENCE NORTH 10 DEGREES 39 MINUTES 34 SECONDS WEST ALONG A STRAIGHT LINE, HAVING AS ITS NORTHERLY TERMINUS A POINT WHICH IS 744.61 FEET (MEASURED PERPENDICULARLY) EAST FROM SAID WEST LINE AND 1264.36 FEET (MEASURED PERPENDICULARLY) NORTH FROM SAID SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 383.22 FEET TO THE POINT OF BEGINNING FOR THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUING NORTH 10 DEGREES 39 MINUTES 34 SECONDS WEST ALONG SAID STRAIGHT LINE, A DISTANCE OF 527.78 FEET TO THE AFORESAID NORTHERLY TERMINUS OF SAID STRAIGHT LINE; THENCE NORTH 65 DEGREES 34 MINUTES 25 SECONDS EAST ALONG A STRAIGHT LINE, A DISTANCE OF 548.83 FEET TO AN INTERSECTION WITH A STRAIGHT LINE WHICH EXTENDS SOUTHEASTWARDLY FROM A POINT WHICH IS 1226.91 FEET (MEASURED PERPENDICULARLY) EAST FROM SAID WEST



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LINE AND 1520.11 FEET (MEASURED PERPENDICULARLY) NORTH FROM SAID SOUTH LINE OF SAID SOUTHWEST 1/4 TO A POINT WHICH IS 1247.88 FEET (MEASURED PERPENDICULARLY) EAST FROM SAID WEST LINE AND 1484.26 FEET (MEASURED PERPENDICULARLY) NORTH FROM SAID SOUTH LINE OF SAID SOUTHWEST 1/4, SAID INTERSECTION BEING A POINT 1491.31 FEET (MEASURED PERPENDICULARLY) NORTH FROM SAID SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 30 DEGREES 13 MINUTES 14 SECONDS EAST ALONG LAST DESCRIBED STRAIGHT LINE AND ALONG SAID LINE EXTENDED SOUTHEASTWARDLY, A DISTANCE OF 176.40 FEET; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 373.06 FEET, A DISTANCE OF 36.27 FEET TO A POINT WHICH IS 1366.31 FEET (MEASURED PERPENDICULARLY) EAST FROM SAID WEST LINE AND 1324.67 FEET (MEASURED PERPENDICULARLY) NORTH FROM SAID SOUTH LINE OF SAID SOUTHWEST 1/4, AND THENCE SOUTH 42 DEGREES 09 MINUTES 29 SECONDS WEST ALONG A STRAIGHT LINE, A DISTANCE OF 781.04 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 5: (EASEMENT)

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 4 ON, OVER, ACROSS AND UPON THE DESCRIBED LAND FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM PARCEL 1 ABOVE, AS SET FORTH IN EASEMENT AGREEMENT DATED OCTOBER 13, 1993 AND RECORDED OCTOBER 14, 1993 AS DOCUMENT 93823078 FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 24, 1983 AND KNOWN AS TRUST NUMBER 56766 TO ESI REALTY HOLDINGS, INC., AN ILLINOIS CORPORATION, DESCRIBED AS FOLLOWS:

A STRIP OF LAND IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE CENTERLINE OF THE CHICAGO AND JOLIET ROAD AT A POINT WHICH IS 915.35 FEET (MEASURED PERPENDICULARLY) EAST FROM THE LINE AND 369.08 FEET (MEASURED PERPENDICULARLY) NORTH FROM THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 14 AFORESAID, AND RUNNING; THENCE NORTH 10 DEGREES 39 MINUTES 34 SECONDS WEST ALONG A STRAIGHT LINE, HAVING AS ITS NORTHERLY TERMINUS A POINT WHICH IS 744.61 FEET (MEASURED PERPENDICULARLY) EAST FROM SAID WEST LINE AND 1364.36 FEET (MEASURED PERPENDICULARLY) NORTH FROM SAID SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 383.22 FEET TO THE POINT OF BEGINNING FOR THE STRIP OF LAND HEREINAFTER DESCRIBED; THENCE NORTH 42 DEGREES 09 MINUTES 29 SECONDS EAST ALONG A STRAIGHT LINE, A DISTANCE OF 781.04 FEET TO A POINT WHICH IS 1366.31 FEET (MEASURED PERPENDICULARLY) EAST FROM SAID WEST LINE AND 1324.67 FEET (MEASURED PERPENDICULARLY)

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NORTH FROM SAID SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 373.06 FEET, A DISTANCE OF 51.22 FEET, TO AN INTERSECTION WITH A LINE WHICH IS 50.00 FEET SOUTHEASTERLY FROM AND PARALLEL WITH LAST DESCRIBED STRAIGHT LINE; THENCE SOUTH 42 DEGREES 09 MINUTES 29 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 747.07 FEET TO AN INTERSECTION WITH A LINE WHICH IS 66.00 FEET EASTERLY FROM AND PARALLEL WITH HEREIN FIRST DESCRIBED STRAIGHT LINE; THENCE SOUTH 10 DEGREES 39 MINUTES 26 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 255.53 FEET TO A POINT ON THE NORTHERLY LINE (AS SAID NORTHERLY LINE HAS BEEN MONUMENTED), OF A PARCEL OF LAND CONVEYED TO THE NORTHERN ILLINOIS GAS COMPANY BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 8785599; THENCE WESTWARDLY ALONG SAID NORTHERLY LINE OF THE PARCEL OF LAND CONVEYED TO THE NORTHERN ILLINOIS GAS COMPANY, A DISTANCE OF 66.29 FEET TO AN INTERSECTION WITH HEREIN FIRST DESCRIBED STRAIGHT LINE, AND THENCE NORTH 10 DEGREES 39 MINUTES 34 SECONDS WEST ALONG SAID STRAIGHT LINE, A DISTANCE OF 262.09 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 6: (EASEMENT)

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 4 ON, OVER, ACROSS AND UPON THE DESCRIBED LAND FOR THE PURPOSE OF VEHICULAR INGRESS AND EGRESS TO AND FROM PARCELS 1 AND 2 ABOVE, AS SET FORTH IN EASEMENT AGREEMENT DATED OCTOBER 13, 1993 AND RECORDED OCTOBER 14, 1993 AS DOCUMENT 93823079 FROM ESI REALTY HOLDINGS, INC., AN ILLINOIS CORPORATION, TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 24, 1983 AND KNOWN AS TRUST NUMBER 55766 DESCRIBED AS FOLLOWS:

A STRIP OF LAND IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE CENTERLINE OF THE CHICAGO AND JOLIET ROAD AT A POINT WHICH IS 915.35 FEET (MEASURED PERPENDICULARLY) EAST FROM THE WEST LINE AND 369.08 FEET (MEASURED PERPENDICULARLY) NORTH FROM THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 14, AFORESAID AND RUNNING THENCE NORTH 10 DEGREES, 39 MINUTES, 34 SECONDS WEST ALONG A STRAIGHT LINE, HAVING AS ITS NORTHERLY TERMINUS A POINT WHICH IS 744.61 FEET (MEASURED PERPENDICULARLY) EAST FROM SAID WEST LINE AND 1264.36 FEET (MEASURED PERPENDICULARLY) FORTH FROM SAID SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 121.13 FEET TO A POINT ON THE NORTHERLY LINE (AS SAID NORTHERLY LINE HAS BEEN MONUMENTED) OF A PARCEL OF



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LAND CONVEYED TO THE NORTHERN ILLINOIS GAS COMPANY BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 18785599; THENCE NORTH 84 DEGREES, 39 MINUTES, 00 SECONDS EAST ALONG SAID NORTHERLY LINE OF THE PARCEL OF LAND CONVEYED TO THE NORTHERN ILLINOIS GAS COMPANY, A DISTANCE OF 66.28 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH, AND 66.00 FEET EASTERLY OF, THE FIRST DESCRIBED LINE; THENCE SOUTH 10 DEGREES, 39 MINUTES, 34 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 121.24 FEET TO A POINT ON THE AFOREMENTIONED CENTERLINE OF CHICAGO AND JOLIET ROAD; THENCE SOUTH 89 DEGREES, 44 MINUTES, 50 SECONDS WEST ALONG SAID CENTERLINE, A DISTANCE OF 66.29 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Address: 13589 and 13467 Main Street  
and 105th Tri State Road

PINs: 22-14-300-037-0000  
22-14-300-038-0000  
22-14-300-039-0000  
22-14-300-040-0000

Property of Cook County Clerk's Office

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## EXHIBIT B

### PERMITTED EXCEPTIONS

General Real Estate Taxes for year 2010 and subsequent years, not yet due and payable.  
Permanent Index Number: 22-14-300-034-0000 (affects Parcel 1)

Subject to roads and highways and railroad right of way and switch and spur tracts, if any, and all other matters as shown in Deed recorded as document LR1928207, and the terms and provisions contained therein. (affects Parcel 1 to 3)

Easement recorded December 11, 1962 as document 18669215 by and between North American Car Corporation, and A. E. Staley Manufacturing Company, and Easement Assignment dated October 16, 1978 recorded March 7, 1979 as document 24871954 from A. E. Staley Manufacturing Company to Union Oil Company of California and its successors and assigns, and the terms and provisions contained therein. (affects Parcel 1 to 3)

Right-Of-Way Grant dated April 27, 1954 recorded May 12, 1954 as document 15904289, in Book 50503 at Page 96, to Badge Pipe Line Company, its successors and assigns, to construct, operate and maintain a pipe line and additional pipe lines for the transportation of gas, oil, petroleum, or any of its products, water and other substances, and such drips, valves, fittings, meters and other equipment and appurtenances as may be necessary for such operations, said right-of-way to be a strip of land 50 feet in width; also as recited in Deed from A. E. Staley Manufacturing Company to Union Oil Company of California dated October 16, 1978 filed February 16, 1979 as document LR3076572 and recorded February 16, 1979 as document 24850430 and also in Deed from A. E. Staley Manufacturing Company to Union Oil Company of California dated October 16, 1978 recorded March 7, 1979 as document 24871955, and the terms and provisions contained therein. (affects Parcel 1 to 3)

Gas Main Easement dated June 21, 1967 recorded October 4, 1967 as document 20280591 to Northern Illinois Gas Company, a Delaware corporation, its successors and assigns, to lay, maintain, operate, renew, replace and remove gas mains and gas facilities appurtenant thereto, together with right of access thereto for said purposes, in, upon, under, along and across the Westerly 10 feet of the land underlying the easement described and referred to as Parcel 3 in Exhibit A, and the terms and provisions contained therein. (affects Parcel 1 to 3)

Easement Assignment dated October 16, 1978 recorded March 7, 1979 as document 24871954 from A. E. Staley Manufacturing Company to Union Oil Company of California and its successors and assigns, assigning the rights under the easements described and referred to herein as Parcels 2 and 3 in Exhibit A and other easement rights, and the terms and provisions contained therein. (affects Parcel 1 to 3)

The following utility facilities located in, under, across, over, upon and through the land underlying the easement described and referred to herein as Parcel 2 in Exhibit A, including the rights of the utility companies to the use, operation, maintenance and repair of said facilities, as disclosed by Deed recorded April 4, 1994 as document 94299744, as follows:

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- (a) Utility poles and overhead utility wires,
  - (b) A 36-inch gas main,
  - (c) An 8-inch gas main, and
  - (d) underground electrical lines of Commonwealth Edison Company.
- (affects Parcel 1 to 3)

Encroachments by fence, by concrete pad, by metal sign, by light poles, by indicator valves and by concrete curb end driveway, all of the property adjoining Parcel 1 of the subject premises on the South, over the South line of Parcel 1 and over the Southeast corner of Parcel 1 and onto Parcel 1 of the subject premises, as disclosed by Deed recorded April 4, 1994 as document 94299744 (affects Parcel 1 to 3)

Rights-of-way for drainage ditches, tiles, feeders and laterals; culvert and drainage ditch upon, over, across and through portions of the lands underlying the Parcel 2 and Parcel 3 Easement parcels of the subject premises, including any rights of adjoining owners and others thereto entitled in and to the continued uninterrupted flow of the waters through said ditch and culvert and in and to the use, operations, maintenance and repair of said drainage ditch and culvert, as disclosed by Deed recorded April 4, 1994 as document 94299744.

(affects the land underlying the Parcel 2 and Parcel 3 Easement Parcels described in Exhibit A)

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.

Rights of any interested parties in and to the coal, oil, gas and other minerals underlying the surface of the land and all easements in favor of the estate of said coal, oil, gas and other minerals.

Terms, conditions and provisions of the documents creating the easement described as Parcels 2, 3, 5 and 6 in Exhibit A, together with the rights of the adjoining owners in and to the concurrent use of said easement.

Grant of Easement for electric power line, sewer and other rights dated December 29, 1961 and recorded December 11, 1962 as document 18669215 made by and between North American Car Corporation, an Illinois corporation and A.E. Staley Manufacturing Company, a Delaware corporation, and the terms and provisions contained therein. (affects Parcel 4 to 6)

Grant of Roadway Easement dated December 29, 1961 and recorded December 11, 1962 as document 18669216 made by and between North American Car Corporation, an Illinois corporation and A.E. Staley Manufacturing Company, a Delaware corporation, and the terms and provisions contained therein. (affects Parcel 4 to 6)

Grant made by Alexander Chemical Corporation, a corporation of Illinois, to Badger Pipe Line Company, dated April 22, 1954 and recorded May 12, 1954 as document 15904289 over a 50 foot strip of land for a right of way to construct, operate and maintain a pipe line and additional pipe lines for transportation of gas, oil, water, etc., and such drips, valves, fittings, meters and other equipment and appurtenances as may be deemed necessary or convenient for such

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operations over and through the land, and the terms and provisions contained therein. (affects Parcel 4 to 6)

Perpetual Easement and Right of Way as disclosed by Grant dated August 6, 1979 and recorded November 9, 1979 as document 25234673 made by North American Car Corporation, a corporation of Delaware in favor of Northern Illinois Gas Company the purposes of laying, maintaining, operating, renewing, replacing and removing gas mains and any necessary gas facilities appurtenant thereto, together with the right of access thereto for said purposes in, upon, under along and across the land, and the terms and provisions contained therein. (affects Parcel 4 to 6)

Easement Agreement dated February 11, 1988 and recorded April 8, 1988 as document 88147981 and filed April 8, 1988 as document LR3699174 made by and between American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated January 24, 1985 and known as Trust Number 56766 and Standard Bank and Trust Company, as Trustee under Trust Agreement dated March 7, 1968 and known as Trust Number 11604, granting a nonexclusive easement for ingress and egress as shown on Exhibit "A" attached thereto and made a part thereof, and the terms and provisions contained therein. (affects Parcel 4 to 6)

Declaration of Easements for ingress and egress dated February 28, 1985 and recorded April 16, 1985 as document 27512935 made by American National Bank and Trust Company, as Trustee under Trust Agreement dated January 24, 1985 and known as Trust Number 56766 in favor of Osco Incorporated, a corporation of Illinois over that part of the land described in Exhibit "C" attached thereto, and the terms and provisions contained therein. (affects Parcel 4 to 6)

Easement in favor of Northern Illinois Gas Company and its/their respective successors and assigns, a perpetual easement and right of way for the purpose of laying, maintaining, operating, renewing, replacing and removing gas mains and any necessary gas facilities appurtenant thereto, together with the right of access to said equipment, and the provisions relating thereto contained in the Grant recorded October 4, 1967 as document 20280591, and the terms and provisions contained therein. (affects Parcel 4 to 6)

Resolution Accepting a Water Main Easement recorded January 31, 2006 as document 0603110066, and the terms and provisions contained therein. (affects Parcel 4 to 6)

The matters as disclosed by that certain ALTA/ACSM prepared by Williams & Works dated February 10, 2011 and last revised on June 9, 2011 under Job No. 11-01-060, as follows:

- Bituminous pavement encroaches onto the adjacent parcel to the north a maximum distance of 9.2 feet, as shown.
- Fence encroaches onto adjacent parcel to the east a maximum distance of 1.1', as shown.
- Concrete wall encroaches onto adjacent parcel to the south a maximum distance of 2.7', as shown
- Building encroaches into current setback area a maximum distance of 39.0', as shown
- Building encroaches into current setback area a maximum distance of 8.4', as shown
- Tank encroaches into current setback area a maximum distance of 35.3', as shown

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- Building encroaches into current setback area a maximum distance of 1.6', as shown
- Building encroaches into current setback area a maximum distance of 8.4', as shown

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