

# UNOFFICIAL COPY

1. NW7104195/201217770  
yellebert  
WARRANTY DEED



Doc#: 1223612149 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/23/2012 01:54 PM Pg: 1 of 7

THE GRANTOR, **Interstate-Lemont, LLC**, an Illinois limited liability company duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, CONVEY(S) and WARRANT(S) to **Standard Bank and Trust Company, as Trustee under Trust Agreement dated August 8, 2012, and known as Trust Number 21318**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 1 for legal description

This conveyance is subject to (i) real estate taxes for 2012 and subsequent years and (ii) Exceptions N, O, P, Q, R, S, T, U, V, W, X and AA on Schedule B of Chicago Title Insurance Title Commitment Number 1409 NW7104195 EL dated July 20, 2012 (all as more particularly set forth on Exhibit 2).

Permanent Real Estate Index Number: 22-14-300-035-0000, 22-14-300-037-0000, 22-15-200-012-0000

Address of Real Estate: 13555 Main Street, Lemont, IL, 60439

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager this 15th day of August, 2012.

INTERSTATE-LEMONT, LLC

By: Ahern Investment and Development, LLC,  
a Manager

By: *Paul T. Ahern*  
Paul T. Ahern, Member

NOV 30 2012

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INT 10

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STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF KANE         )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Paul T. Ahern, personally known to me to be the Member of Ahern Investment and Development, LLC which is a Manager of Interstate-Lemont, LLC, 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 Member he signed and delivered the said instrument as his free and voluntary act and deed of said Interstate-Lemont, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this  
15th day of August, 2012.

Nancy R. Pickens  
(SEAL)





This instrument was prepared by:

Peter C. Bazos  
Bazos, Freeman, Kramer, Schuster,  
Vanek & Kolb, LLC  
1250 Larkin Avenue, Suite 100  
Elgin, IL 60123

Send subsequent tax bills to:

Standard Bank and Trust Company,  
as Trustee under Trust Agreement  
dated August 8, 2012 and known as  
Trust Number 21318  
13555 Main Street  
Lemont, IL 60439

REAL ESTATE TRANSFER		08/20/2012
	COOK	\$1,475.00
	ILLINOIS:	\$2,950.00
TOTAL:		\$4,425.00

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## EXHIBIT 1

### LEGAL DESCRIPTION

#### PARCEL 1:

THAT PART OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF SECTION 14, AT A POINT WHICH IS 393.65 FEET NORTH FROM THE SOUTH WEST CORNER OF SAID SOUTHWEST  $\frac{1}{4}$  AND RUNNING THENCE NORTH ALONG SAID WEST LINE OF THE SOUTHWEST  $\frac{1}{4}$ , A DISTANCE OF 565.24 FEET; THENCE NORTHEASTWARDLY ALONG A STRAIGHT LINE, THE EASTERLY TERMINUS OF SAID STRAIGHT LINE BEING 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  $\frac{1}{4}$ ; A DISTANCE OF 57.58 FEET; 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  $\frac{1}{4}$ ; 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  $\frac{1}{4}$ , TO 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  $\frac{1}{4}$ ; THENCE SOUTHWARDLY ALONG LAST DESCRIBED STRAIGHT LINE, A DISTANCE OF 289.30 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PROPERTY CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY DEED RECORDED MARCH 6, 1963 AS DOCUMENT 18736758; THENCE WESTWARDLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 69.89 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTHWESTWARDLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 729.45 FEET TO A POINT WHICH IS 120.00 FEET EASTERLY FROM THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE (EXTENDED SOUTHWESTWARDLY) WITH THE WEST LINE OF SAID SOUTHWEST  $\frac{1}{4}$ ; AND THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 147.24 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE GRANT OF EASEMENT FROM NORTHERN ILLINOIS GAS COMPANY TO A.E. STALEY MANUFACTURING COMPANY RECORDED MARCH 5, 1963 AS DOCUMENT 18736259 AND FILED AS DOCUMENT LR2080370 FOR CONSTRUCTION, OPERATION, RECONSTRUCTION, REPAIR, MAINTENANCE AND USE OF TWO PUBLIC OR PRIVATE ROAD CROSSINGS 30 FEET IN WIDTH OVER THE FOLLOWING DESCRIBED LAND, PROVIDED THAT SUCH ROADS BE LOCATED AND CONSTRUCTED AT SUBSTANTIALLY RIGHT ANGLES TO SAG-LEMONT ROAD (ALSO KNOWN AS CHICAGO-JOLIET ROAD):

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 428 FEET OF THAT PART OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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  $\frac{1}{4}$  LYING SOUTHWESTERLY OF A LINE DRAWN FROM A POINT 120 FEET NORTH OF THE INTERSECTION OF THE WEST LINE OF THE SOUTHWEST  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

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BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF THE CHICAGO AND JOLIET ROAD WITH THE EAST LINE OF THE WEST 438 FEET OF SAID SOUTHWEST  $\frac{1}{4}$ , WHICH POINT IS 259.72 FEET NORTH (MEASURED PERPENDICULARLY) FROM THE SOUTH LINE OF SAID SOUTHWEST  $\frac{1}{4}$  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 WAS THEN LOCATED; THENCE NORTHEASTWARDLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE 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  $\frac{1}{4}$ ; THENCE SOUTHWARDLY A DISTANCE OF 882.35 FEET TO A POINT ON SAID CENTER LINE OF THE CHICAGO JOLIET ROAD WHICH IS 915.35 FEET (MEASURED PERPENDICULARLY) EAST FROM SAID WEST LINE AND 369.08 FEET (MEASURED PERPENDICULARLY) NORTH FROM SAID SOUTH LINE OF SAID SOUTHWEST  $\frac{1}{4}$ ; 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  $\frac{1}{4}$ , AND THENCE SOUTHWESTWARDLY, CONTINUING ALONG SAID CENTER LINE OF ROAD A DISTANCE OF 418.97 FEET TO THE POINT OF BEGINNING.

#### PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED BY GRANT OF ROADWAY EASEMENT RECORDED DECEMBER 11, 1962 AS DOCUMENT 18669216 BY NORTH AMERICAN CAR CORPORATION TO A.E. STALEY MANUFACTURING COMPANY, ITS SUCCESSORS AND ASSIGNS, IN COMMON WITH NORTHAMERICAN AND ALL OTHERS HAVING A LIKE RIGHT TO PASS AND REPASS ALONG THAT PORTION OF THE THEN 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:

THAT PART OF LOT 3 IN PEW'S DIVISION, A PART OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS THE EAST 20 FEET OF LOT 3 MEASURED PERPENDICULAR TO THE EAST LINE THEREOF LYING SOUTH OF A LINE DRAWN 25 FEET SOUTHEASTERLY MEASURED PERPENDICULAR TO AND PARALLEL WITH THE NORTHERLY LINE OF LOT 3, SAID PART LYING SOUTHEASTERLY OF THE RIGHT OF WAY OF G M AND O RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT 2

### TITLE EXCEPTIONS

This conveyance is subject to:

1. General Real Estate Taxes for the year 2012 and subsequent years.
2. (A) Terms, provisions, and conditions relating to the easement described as Parcel 2 and 3 contained in the instrument creating said easement.  
(B) Rights of the adjoining owner or owners to the concurrent use of said easement.
3. Nothing contained herein should be construed as insuring the exact location or dimensions of the easement described as Parcel 2 and 3 of Schedule A.
4. Rights of way for railroad switch and spur tracks, running through Parcel 1 as disclosed on the survey prepared by Bollinger, Lach & Associates, Inc., dated Feb. 22, 2012 No. 719M-890.
5. Rights of the railroad, public, the State of Illinois and the municipality in and to that part of the land, falling in the railroad right-of-way located in the northwest portion of the land, as disclosed on the survey prepared by Bollinger, Lach & Associates, Inc. dated Feb. 22, 2012 No. 719M-890.
6. Note: The following item, while appearing on this commitment/policy, is provided solely for your information.  
The following environmental disclosure document(s) for transfer of real property appear of record which include a description of the land insured or a part thereof:  
Document number: 92151358 Date of Recording: March 9, 1992
7. Easement in favor of Northern Illinois Gas company, and its/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 grant recorded/filed as Document No. 25234673, affecting a portion of the land and other property.
8. Terms, conditions and limitations contained in the no further remediation letter issued by the Illinois Environmental Protection Agency and recorded October 20, 2006 as Document 0629339043.
9. Rights of the public and quasi-public utilities, for maintenance therein of the electric equipment, monitoring wells, water valves, storm catch basins, fire hydrant and other facilities, as disclosed on the survey prepared by Bollinger, Lach & Associates, Inc. dated Feb. 22, 2012 No. 719M-890.
10. Encroachment of the fence located mainly on the land onto the property northeasterly, northerly and adjoining by various measurements from 5.3, 1.8, 1.4 and 0.4 feet, as shown on plat of survey prepared by Bollinger, Lach & Associates, Inc. dated Feb. 22, 2012 No. 719M-890.
11. Easement rights in favor of Northern Illinois Gas Company to maintain a pumping station running across, over and onto a portion of Parcel 4, as disclosed on the survey prepared by Bollinger, Lach & Associates, Inc. dated Feb. 22, 2012 No. 719M-890.
12. Encroachment of the pump located mainly on the land onto the property northeast and adjoining by an undisclosed measurement, as shown on plat of prepared by Bollinger, Lach & Associates, Inc. dated Feb.22, 2012 No. 719M-890.
13. Memorandum of Environmental Covenants, restrictions and indemnifications dated January 29, 2007 and recorded March 8, 2007 as Document 0706735183, by and between

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Interstate-Lemont, LLC, and Ashland Inc., and the terms and provisions therein, as noted on the deed to Interstate-Lemont, LLC, recorded March 8, 2007, as Document 0706735182.

14. Zoning laws and ordinances.
15. Rights of way for drain tiles, ditches, feeders and laterals, if any.
16. Matters suffered or created by Purchaser

Property of Cook County Clerk's Office



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## PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTION

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF KANE )

Paul T. Ahern, being duly sworn on oath, states that he resides or is employed at 300 N. Martingale Rd, Suite 80, Schaumburg, IL 60173

And further states that: (please check the appropriate box)

A.  That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

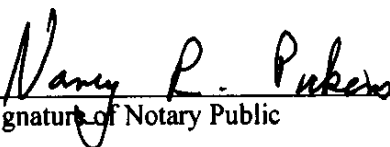
B.  That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale is of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Kane County, Illinois, to accept the attached deed for recording.

  
\_\_\_\_\_  
Paul T. Ahern

SUBSCRIBED AND SWORN TO BEFORE ME  
this 15th day of August, 2012

  
\_\_\_\_\_  
Signature of Notary Public

