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Doc#: 1234010063 Fee: \$48.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/05/2012 12:36 PM Pg: 1 of 6

SPECIAL WARRANTY DEED (Rich Products Corporation to Forty Foot High Realty, LLC) (Illinois)

THIS INDENTURE, made this 19th day of November, 2012, between RICH PRODUCTS CORPORATION, a Delaware corporation, whose address is One Robert Rich Way, Buffalo, NY 14213 party of the first part, and FORTY FOOT HIGH REALTY, LLC, an Illinois limited liability company, whose address is 540 Allendale Drive, Wheeling, Illinois 60090 WITNESSETH, that the party of the second part, for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the party of the first part, by those presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, all of its right, title and interest in and to the following described real estate, situated in the County of Cook and State of Illinois known and described as follows ("Premises"):

2012-11-19
8893989
CW

Above Space For Recorder's Use Only

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 all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, of, in and to the Premises, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the Premises unto the party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that 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 herein recited; and the Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, except for and subject to:

Box 400-CTCC

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(a) any state of facts that would be disclosed by a survey of the Premises, (b) all laws, statutes, codes, ordinances and regulations, (c) any portion of the Premises lying within the bounds of any public road, street or highway and (d) all matters described on Exhibit B attached hereto


Permanent Real Estate Index Number: See Exhibit A

Address of real estate: See Exhibit A

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



DEC.-4.12


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000001944

REAL ESTATE TRANSFER TAX
0220000
FP 103024

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



DEC.-4.12

REVENUE STAMP

0000001960

REAL ESTATE TRANSFER TAX
0110000
FP 103022

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its authorized agent, the day and year first above written.

RICH PRODUCTS CORPORATION

By: William E. Grieshaber, Jr.
William E. Grieshaber, Jr.
Vice President

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SEND SUBSEQUENT TAX BILLS TO:

FORTY FOOT HIGH REALTY, LLC
C/O AARGUS PLASTICS, INC.
540 Allendale Drive
Wheeling, Illinois 60090

Mail to:

Jack Parrino
Thompson Coburn LLP
55 East Monroe Street, 37th Floor
Chicago, Illinois 60603

This instrument was prepared by: Phillips Lytle LLP
3400 HSBC Center
Buffalo, NY 14203

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STATE OF NEW YORK)
)
 COUNTY OF ERIE) SS

I, Jenna Engel, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that William E. Grieshober, Jr., a Vice President of Rich Products Corporation, a Delaware corporation, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of November, 2012.

Jenna Engel
 Notary Public

My Commission expires 8/9/14
 [SEAL]

Jenna E. Engel
 Notary Public State of New York
 Qualified in Genesee County
 My Commission Expires 08/09/14

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EXHIBIT A

LEGAL DESCRIPTION

Lot 30 in Northgate Industrial Center, being a subdivision in part of Sections 2 and 3, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded February 16, 1978 as Document 24329400, in Cook County, Illinois.

Permanent Index No. 03-03-401-012-0000
03-03-401-013-0000

Property Address: 555 Allendale, Wheeling, IL

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2012 and subsequent years, not yet due and payable.
2. Rights of Way for drainage ditches, feeders and laterals.
3. Building line as shown on the Plat of said subdivision recorded February 16, 1978 as Document 24329400, along the North 35 feet and the West 17 feet of the Premises.
4. Public Utility Easement as shown on the Plat of the said subdivision recorded February 16, 1978 as Document 24329400, over the West 12 feet and the North 6 feet of the Premises.
5. Easement for Public Utilities and for Spur Tracks as shown on the Plat of said subdivision recorded February 16, 1978 as Document 24329400, over the easterly 20 feet of the northerly portion and the easterly 50 feet of the southerly portion of the Premises.
6. Declaration of Easements, Covenants and Restrictions made by Clinton Industries, an Illinois Partnership and Seven K. Construction Company, Inc., an Illinois corporation, dated November 30, 1977 and recorded February 24, 1978 as Document 24339729, relating to the approval of plans, construction area, landscaping, signs, outside storage, common detention area, maintenance assessments, and to the creation of Northgate Industrial Center Association.