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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/01/2018 11:54 AM Pg: 1 of 11

THIS INSTRUMENT
PREPARED BY:
William J. Lewis, Esq.
Reed Smith LLP
10 S. Wacker Drive, Suite 4000
Chicago, IL 60606

Dec ID 20180101693064
ST/CO Stamp 0-573-164-064 ST Tax \$1,000.00 CO Tax \$500.00

AFTER RECORDING RETURN TO:
Meltzer, Purtil & Stelle LLC
1515 E. Woodfield Road, Suite 250
Schaumburg, Illinois 60173-5431
Attention: Raymond J. Horn III

FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 31 day of January, 2018, by 6525 West 99th Street Corporation, an Illinois corporation, whose mailing address is 6525 W. 99th Street, Chicago Ridge, IL, 60415, in favor of Crowley-Sheppard Asphalt Acquisition, LLC, an Illinois limited liability company, whose mailing address is 622 E. Green Street, Bensenville, IL 60106, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, all the following described real estate ("**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 thereto 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 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 Grantee and Grantee's heirs and assigns forever.

The Real Estate is being conveyed subject to those matters and restrictions set forth on Exhibit "B" attached hereto and made a part hereof.

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The Grantor promises and grants to and with the Grantee and Grantee's heirs 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 Grantor will WARRANT AND DEFEND title to the premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to those matters and restrictions set forth on Exhibit B.

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EXHIBIT A

Legal Description

PARCEL 1:

THE SOUTH 107 FEET OF THE NORTH 140 FEET OF THE EAST 1,080 FEET OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 7, LYING WEST OF THE EAST LINE OF THE WEST 350 FEET THEREOF, (EXCEPT THAT PART TAKEN FOR ROAD IN CASE NO. 80L29293), ALL IN TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A TRACT OF LAND BEING THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF RIDGELAND AVENUE WITH THE NORTH LINE OF SAID SOUTHEAST 1/4; RUNNING THENCE SOUTH ALONG SAID WEST LINE OF RIDGELAND AVENUE, 140 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 TO THE WEST LINE OF SAID EAST 1/2 OF SOUTHEAST 1/4; THENCE NORTH ALONG SAID WEST LINE TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE EAST ALONG SAID NORTH LINE OF SOUTHEAST 1/4 TO THE POINT OF BEGINNING, (EXCEPT FROM SAID TRACT OF LAND THAT PART THEREOF LYING EAST OF A LINE EMENDING FROM A POINT ON THE SOUTH LINE OF SAID TRACT, 1080 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4 TO A POINT ON THE NORTH LINE OF SAID TRACT, 1080 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION AND EXCEPTING FROM SAID TRACT OF LAND THE NORTH 33 FEET THEREOF) AND (EXCEPT THAT PART TAKEN FOR PURPOSES IN CASE NO. 80L29293) ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 7, 140 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF SAID SECTION 7; THENCE WEST ON A LINE 140 FEET SOUTH OF AS MEASURED ON THE WEST LINE OF RIDGELAND AVENUE AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 1330.75 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH ALONG SAID WEST LINE OF EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, A DISTANCE OF 753.41 FEET TO THE INTERSECTION WITH THE NORTHERLY PROPERTY LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY, SAID PROPERTY LINE BEING 40 FEET NORTHEASTERLY OF AT RIGHT ANGLES TO, AND

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PARALLEL WITH THE ORIGINAL NORTHERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND CALUMET TERMINAL RAILROAD COMPANY; THENCE SOUTHEAST ALONG SAID NORTHERLY PROPERTY LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY, A DISTANCE OF 140.41 FEET TO A POINT WHICH IS 480 FEET NORTHWESTERLY OF (AS MEASURED ALONG THE SAID NORTHERLY PROPERTY LINE OF THE RAILROAD) THE POINT OF INTERSECTION OF SAID NORTHERLY PROPERTY LINE OF THE RAILROAD WITH THE NORTHERLY LINE OF A CERTAIN PARCEL OF INDUSTRIAL PROPERTY, SAID PARCEL BEING 245.25 FEET IN WIDTH BY RECTANGULAR MEASUREMENT FROM

THE NORTHERLY LINE OF THE SOUTHWEST HIGHWAY, THENCE SOUTHEASTERLY, A DISTANCE OF 183.60 FEET ALONG A STRAIGHT LINE WHICH WHEN EXTENDED SOUTHEASTERLY INTERSECTS THE NORTHERLY LINE OF THE AFORESAID INDUSTRIAL PARCEL AT A POINT 100 FEET NORTHEASTERLY AS MEASURED ALONG SAID NORTHERLY PROPERTY LINE FROM THE NORTHERLY PROPERTY LINE OF THE SAID BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY, THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 113 DEGREES, 52 MINUTES, 30 SECONDS WITH THE LAST DESCRIBED LINE, A DISTANCE OF 96.38 FEET TO THE INTERSECTION WITH A LINE 350 FEET EAST OF, MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, THENCE NORTH PARALLEL WITH THE SAID WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 830.04 FEET TO THE INTERSECTION WITH A LINE 170 FEET SOUTH OF, MEASURED PARALLEL WITH THE EAST LINE OF SAID SECTION 7, AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 980.81 FEET TO THE EAST LINE OF SAID SECTION 7, THENCE NORTH ALONG SAID, E LINE OF SECTION 7, A DISTANCE OF 30 FEET, TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE EAST 50.0 FEET OF THE SOUTH 30.0 FEET OF THE NORTH 170.0 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL BEING PART OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1744167, EXCEPT THEREFROM THE PART THEREOF LYING EAST OF A LINE 350 FEET OF, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, ALL IN COOK COUNTY, ILLINOIS.

Common Address: 6525 West 99th Street, Chicago Ridge, IL 60415

PINs: 24-07-401-017-0000
24-07-401-055-0000
24-07-401-056-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. PROPERTY TAXES FOR THE YEARS 2017 AND 2018, WHICH ARE A LIEN BUT NOT YET DUE AND PAYABLE.

2. BUILDING LINE AND BUILDING AND LIQUOR RESTRICTIONS TOGETHER WITH EASEMENTS FOR WIRE AND PIPE LINES AS CONTAINED IN THE WARRANTY DEED MADE BY LAYTILE CORPORATION TO EARL J. SCHAFFER DATED JANUARY 6, 1955 AND FILED JANUARY 6, 1955 AS DOCUMENT LR1569337. (AFFECTS PARCEL 1).

3. BUILDING LINE AND BUILDING AND LIQUOR RESTRICTIONS TOGETHER WITH EASEMENTS FOR WIRE AND PIPE LINES AS CONTAINED IN THE WARRANTY DEED FROM EARL J. SCHAFFER AND ROSE M. SCHAFFER, HIS WIFE, TO NATIONAL FLOOR AND CONSTRUCTION CO. DATED DECEMBER 1, 1958 AND FILED DECEMBER 1, 1958 AS DOCUMENT LR1832214. (AFFECTS PARCEL 1).

4. ORDINANCES RECORDED BY THE VILLAGE OF CHICAGO RIDGE AS DOCUMENTS 25391698 AND 25391700 TO 25391706, BOTH INCLUSIVE, REGARDING TO ESTABLISHMENT OF WATERWORKS, SEWAGE SYSTEM, CHARGES, RATES, USE, SERVICE, CONNECTIONS, AND ISSUANCE OF PERMITS FOR SAID WATERWORKS AND SEWAGE SYSTEM. (AFFECTS PARCELS 1, 2 AND 3).

5. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.

6. EASEMENT FOR CANAL FEEDERS.

7. RIGHTS OF THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO, THE ASSIGNEE OF THE SOUTH WEST DRAINAGE DISTRICT WHOSE RIGHTS IN A DRAINAGE DITCH WERE ACQUIRED BY A CONDEMNATION PROCEEDING IN CASE 53477 ON A PETITION FILED JANUARY 20, 1927 IN THE COUNTY COURT OF COOK COUNTY, ILLINOIS. A JUDGMENT ORDER OF COMPENSATION IN SAID PROCEEDING WAS ENTERED MARCH 11, 1927 AND WAS AFFIRMED BY THE ILLINOIS SUPREME COURT ON APRIL 24, 1928. (AFFECTS PARCELS 2 & 3).

8. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE TRUSTEE'S DEED FROM CHICAGO TITLE AND TRUST COMPANY TO MARIE KRYVKO DATED JUNE 14, 1957 AND FILED JUNE 19, 1957 AS DOCUMENT LR 1744166 RELATING TO SPUR AND SWITCH TRACKS, CANAL FEEDERS, LEASES, STREETS AND HIGHWAYS. (AFFECTS 2 & 3).

9. EASEMENT IN FAVOR OF THE VILLAGE OF CHICAGO RIDGE CREATED BY PLAT FROM LAKE VIEW TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 18, 18957, KNOWN AS TRUST NUMBER 1593, DATED NOVEMBER 21, 1972, AND RECORDED JANUARY 11, 1974, AS

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DOCUMENT 22992636 OVER THOSE PARTS OF THE LAND DESCRIBED THEREIN. (AFFECTS PARCELS 2 AND 3).

10. PERPETUAL EASEMENT UPON, ACROSS, OVER, UNDER AND ALONG THE LAND TO DEEPEN, WIDEN, CULVERT, REALIGN, MAINTAIN AND IMPROVE THE MELVINA DITCH CREATED BY GRANT FROM LAKEVIEW TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 18, 1957 KNOWN AS TRUST NUMBER 1593 TO THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO DATED MAY 13, 1967 AND RECORDED MAY 23, 1967 AS DOCUMENT 20145092. (AFFECTS PARCELS 2 & 3).

11. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO RELATING TO BUILDING LINES, LIQUOR RESTRICTIONS, ROADS & STREETS, EASEMENTS FOR WIRE AND PIPELINES, EASEMENTS FOR DUMPING CONTAINED IN THE DOCUMENT RECORDED NOVEMBER 6, 1955 AS DOCUMENT NO. LR 1569337 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE. (AFFECTS PARCEL 2).

12. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH, EAST, SOUTHEAST AND SOUTHWEST AND ADJOINING BY APPROXIMATELY 0.04 TO 1.91 FEET, 0.29 TO 0.76 FEET, 0.15 FEET AND 20.97 FEET, RESPECTIVELY, AS SHOWN ON PLAN OF SURVEY NUMBER 170273 PREPARED BY EDWARD J. MOLLOY & ASSOCIATES DATED JANUARY 29, 2018.

13. RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES FOR THE RIGHT TO MAINTAIN AND REPAIR UTILITY POLES, OVERHEAD WIRES, MANHOLES AND SANITARY MANHOLES, TOGETHER WITH THE RIGHT OF ACCESS THERETO AS DISCLOSED BY PLAT OF SURVEY NUMBER 170273 PREPARED BY EDWARD J. MOLLOY & ASSOCIATES DATED JANUARY 29, 2018.

UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**

STATE OF ILLINOIS)
)SS
 COUNTY OF Cook)

RICHARD A. SHEPPARD, the President of 6525 West 99th Street Corporation, an Illinois corporation (the "Company"), being first duly sworn on oath deposes and says that:

1. Affiant is the President of the Company whose business address is 6525 West 99th Street, Chicago Ridge, IL 60415.
2. The Company is the Grantor in a Special Warranty Deed dated January 31, 2018 conveying the following described premises:

See Exhibit "A" attached hereto and made a part hereof.

3. That the instrument aforesaid is exempt from the provisions of "An Act to Revise the Law in Relation to Plats" approved March 31, 1874, as amended, by reason that the instrument constitutes:
 - a) 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;
 - b) 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;
 - c) The sale or exchange of parcels of land between owners of adjoining and contiguous land;
 - d) The conveyance of parcels of land or interests therein for use as a right of way for railroad or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
 - e) The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
 - f) The conveyance of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
 - g) Conveyance made to correct descriptions in prior conveyances;
 - h) 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;

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i)

The sale or exchange of an entire tract of land not being a part of a larger tract of land.

FURTHER THE AFFIANT SAYETH NOT.

6525 West 99th Street Corporation,
an Illinois corporation

By: [Signature]
Its: President

Subscribed and sworn to before me
this 30th day of January, 2019



[Signature]
Notary Public

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 107 FEET OF THE NORTH 140 FEET OF THE EAST 1,080 FEET OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 7, LYING WEST OF THE EAST LINE OF THE WEST 350 FEET THEREOF, (EXCEPT THAT PART TAKEN FOR ROAD IN CASE NO. 80L29293), ALL IN TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

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THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY, SAID PROPERTY LINE BEING 40 FEET NORTHEASTERLY OF AT RIGHT ANGLES TO, AND PARALLEL WITH THE ORIGINAL NORTHERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND CALUMET TERMINAL RAILROAD COMPANY; THENCE SOUTHEAST ALONG SAID NORTHERLY PROPERTY LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY, A DISTANCE OF 140.41 FEET TO A POINT WHICH IS 480 FEET NORTHWESTERLY OF (AS MEASURED ALONG THE SAID NORTHERLY PROPERTY LINE OF THE RAILROAD) THE POINT OF INTERSECTION OF SAID NORTHERLY PROPERTY LINE OF THE RAILROAD WITH THE NORTHERLY LINE OF A CERTAIN PARCEL OF INDUSTRIAL PROPERTY, SAID PARCEL BEING 245.25 FEET IN WIDTH BY RECTANGULAR MEASUREMENT FROM

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