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Prepared by:

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**Return and send
subsequent tax bills to:**

Barry N. Voorn, Esq.
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Mokena, IL 60448



1822845060

Doc# 1822845060 Fee \$48.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/16/2018 03:57 PM PG: 1 OF 6

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of August 1, 2018 by and between **CARGILL, INCORPORATED**, a Delaware corporation ("**Grantor**"), and **CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER THE PROVISIONS OF THE TRUST AGREEMENT DATED DECEMBER 18, 2003 AND KNOWN AS LAND TRUST NO. 17509** ("**Grantee**").

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand by Grantee, the receipt and sufficiency of which is hereby acknowledged, and pursuant to proper power and authority vested in Grantor, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE AND CONVEY unto Grantee, and to its heirs and assigns, FOREVER, the certain real estate situated in the County of Cook and State of Illinois legally described in Exhibit A attached hereto and made a part hereof, together with all of Grantor's right, title and interest in the improvements, hereditaments, easements and appurtenances thereunto belonging, or in any way 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, either in law or equity, of, in and to the above described premises, with the improvements, hereditaments, easements and appurtenances (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property, unto Grantee, its successors, heirs and assigns, forever.

Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, its 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 provided on Exhibit B, and WILL WARRANT AND DEFEND the Property against all persons lawfully claiming or to claim the same, by through or under it, subject to the matters described on Exhibit B, and not otherwise.

[Signature Page Follows]

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SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of the date first written above.

CARGILL, INCORPORATED,
a Delaware corporation

By: *Keith Schuessler*
Print Name: Keith Schuessler
Title: Assistant Vice President, Cargill Salt

STATE OF KANSAS
COUNTY OF RENO

} SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Keith Schuessler, as Assistant Vice President, Cargill Salt, of **CARGILL, INCORPORATED**, a Delaware corporation, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this 27 day of July, 2018.

Brian Pacheco
Notary Public

My Commission expires:


05/23/2020





This deed is exempt under Section 3-33-60(L) of the Chicago Municipal Ordinance.

Dated: August 1, 2018

By: *Kay A. Evens*
Kay A. Evens

REAL ESTATE TRANSFER TAX		16-Aug-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		16-Aug-2018
	COUNTY:	733.75
	ILLINOIS:	1,467.50
	TOTAL:	2,201.25

26-30-100-046-0000 | 20180801644528 | 0-134-860-576

26-30-100-046-0000 | 20180801644528 | 1-117-675-296

* Total does not include any applicable penalty or interest due.

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 2 IN COUNTY CLERK'S DIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, AND OF PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE UNITED STATES CHANNEL OF THE CALUMET RIVER, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 1909 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT 4333221, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 546.89 FEET WITH THE SOUTH LINE OF THE NORTH 250 FEET OF THE NORTHWEST 1/4 OF SECTION 30 AFORESAID;

THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 250 FEET AFORESAID, 408.16 FEET TO THE A POINT 955.06 FEET EAST OF THE WEST LINE OF SAID SECTION 30;

THENCE NORTHEASTERLY 363.12 FEET TO A POINT BEING 1220.22 FEET EAST OF THE WEST LINE AND 1.595 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 30;

THENCE SOUTHEASTERLY 659.85 FEET TO A POINT, SAID POINT BEING ON THE CENTERLINE OF THE 200-FOOT CHANNEL OF THE CALUMET RIVER, AS ESTABLISHED BY THE UNITED STATES GOVERNMENT AND 1671.02 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 30;

THENCE SOUTHWESTWARDLY ALONG THE CENTERLINE OF SAID 200-FOOT CHANNEL, A DISTANCE OF 366.26 FEET TO A POINT, SAID POINT BEING 1312.62 FEET EAST OF THE WEST LINE OF NORTHWEST 1/4 OF SAID SECTION 30 AND 658.59 FEET SOUTH OF THE NORTH LINE OF SAID SECTION;

THENCE SOUTHWESTWARDLY ALONG THE CENTERLINE OF SAID 200-FOOT CHANNEL, A DISTANCE OF 864.23 FEET TO ITS INTERSECTION WITH EASTERLY LINE OF THE RIGHT OF WAY OF THE CALUMET WESTERN RAILWAY COMPANY;

THENCE NORTHWESTWARDLY ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 131.35 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY DOCK LINE OF THE CALUMET RIVER, AS ESTABLISHED BY ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CHICAGO ON NOVEMBER 29, 1915, AND SHOWN UPON A MAP RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT 5831753, WHICH INTERSECTION IS 546.89 FEET EAST OF THE WEST LINE AND 941.22 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 30;

THENCE NORTH ALONG THE EAST LINE OF THE WEST 546.99 FEET OF SAID NORTHWEST 1/4 OF SECTION 30, A DISTANCE OF 691.22 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 250.00 FEET OF SAID NORTHWEST 1/4 OF SECTION 30 AND THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

CONTAINING 572,462 SQUARE FEET (13.142 ACRES) OF LAND, MORE OR LESS.

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PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, FOR THE OWNERSHIP, USE AND MAINTENANCE OF RAILROAD TRACKS, TRACKAGE, ROADBED AND APPURTENANCES OVER AND UPON THE LAND DESCRIBED THEREIN, AS CREATED BY DEED FROM CHARLES M. THOMSON, AS TRUSTEE OF THE PROPERTY OF CHICAGO AND NORTH WESTERN RAILWAY COMPANY AND CHICAGO AND NORTH WESTERN RAILWAY COMPANY TO CARGILL, INCORPORATED, RECORDED DECEMBER 3, 1943 AS DOCUMENT 13187145.

A part of PIN 26-30-100-046

Common address: 12201 South Torrence Avenue, Chicago 60617

Property of Cook County Clerk's Office

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EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. For a period of ten (10) years from the date of this Special Warranty Deed, the Property may not be used for a commercial salt packaging in competition with Cargill, Incorporated, a Delaware corporation.
2. General real estate taxes and assessments for 2018 and subsequent years, including any reassessments of the Property.
3. 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.
4. Rights, if any, of the United States of America, the State of Illinois, the municipality and the public in and to that part of the Land lying within the bed of the Calumet River; and the rights of other owners of land bordering on the river in respect to the water of said river.
5. Rights of the City of Chicago and of the public in and to that part of the Land lying Southerly and Easterly of the dock line of the Calumet River as established by Ordinance passed by the City of Chicago, a copy which was recorded March 25, 1916 as document 5831754 and as dedicated to the City of Chicago pursuant to instrument recorded March 25, 1916 as document 5831753.
6. Covenants and restrictions contained in Deed from Charles M. Thomson, as Trustee of the property of Chicago and North Western Railway Company, and Chicago and North Western Railway Company, to Cargill, Incorporated, recorded December 3, 1943 as document 13187145, that full and complete right to the continued use, operation and maintenance of certain utilities, namely power lines and wires, telephone, fire alarm, A.D.T. lines and wires, water supply and sewer pipes and piping located upon the Land and the land West and adjoining owned by said Grantor, is granted and reserved for the benefit of the respective parties, thereto, their successors and assigns, and that said premises shall have the right to connect with and use all or any of said utilities with due regard to the use thereof by the others so entitled thereto, each of said parties to pay the cost of upkeep and maintenance in accordance with his or its sole or proportionate use of said utilities, together with the right to relocated said utilities as provided therein.
7. Terms, provisions, conditions and limitations set forth in Right of Way Easement from Cargill, Incorporated in favor of the United States of America recorded November 9, 1961 as document 18325725.
8. Terms, provisions, conditions and limitations set forth in an Agreement relating to sewers recorded April 3, 1963 as document 18759611.

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9. Terms, provisions, conditions and limitations set forth in Easement Agreement relating to stormwater drainage from Chicago Title Land Trust Company as Trustee under the Provisions of the Trust Agreement dated December 18, 2003 and known as Land Trust No. 17509 in favor of Cargill, Incorporated, dated as of even date herewith and recorded as Document No. 1822845061

Property of Cook County Clerk's Office