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WARRANTY DEED

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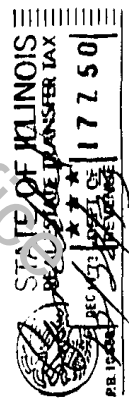
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61-86-294
WATER LINE
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THIS INDENTURE WITNESSETH, that the Grantor,
ILLINOIS CENTRAL GULF RAILROAD COMPANY, a corporation created
and existing under and by virtue of the laws of the State of
Delaware for the consideration of One Hundred Seventy-seven
Thousand Four Hundred Dollars (\$177,400.00) and pursuant to
authority given by the Board of Directors of said corporation,
CONVEYS and WARRANTS unto MARTIN-BROWER CORPORATION, a corporation
having its offices at 4800 South Austin in the City of Chicago
and State of Illinois the following described Real Estate to wit:

That part of the Northwest Quarter of
Section 8, Township 38 North, Range 13,
East of the Third Principal Meridian,
described as follows: Commencing at the
southeast corner of the Northwest Quarter
of Section 8, aforesaid; Thence north at
right angles to the south line of the
Northwest Quarter of Section 8, aforesaid,
for a distance of 1767.76 feet to a point
(being the center line of an existing
railroad track); Thence northwesterly along
a line forming an angle of 158°33' (measured
from south to west to northwest) with the
last described course for a distance of
436.55 feet; thence southwesterly along a
line (hereinafter referred to as Line "A")
drawn at right angles to the last described
line for a distance of 875.39 feet to the
point of beginning of land herein described;
Thence southeasterly at right angles to Line
"A" 472.02 feet to a line 45.0 feet (measured
at right angles) northwesterly of and parallel
with the center of industrial lead track ICC
#269W; Thence southwesterly along said
parallel line 602.92 feet to a point; Thence
northeasterly along a line forming an interior
angle of 45°28'20" with the last described
course for a distance of 243.28 feet to a
point; Thence northeasterly 326.64 feet to a
point in Line "A", hereinbefore described,
340.85 feet southwesterly of the point of
beginning; Thence northeasterly along Line
"A", aforesaid, 340.85 feet to the point of
beginning; in Cook County, Illinois.
Containing 208,707 square feet, 4.79126 acres.

177.50



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COOK CO. REC. NO. 018



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situated in the County of Cook in the State of Illinois.

TO HAVE AND TO HOLD the said property unto the Grantee, its successors and assigns forever, subject to the exception, easements, terms and conditions hereinafter set forth, and together with all and singular the rights, tenements, hereditaments, members, privileges and appurtenances thereunto belonging or in anywise appertaining.

The Grantor covenants with and unto the Grantee that it is seized in fee of the property hereinafter described and conveyed, that it has the right to sell and convey the same, that said property is free of liens and encumbrances (except as hereinafter stated), and that it will forever warrant and defend the title hereto unto the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

The Grantor excepts from this conveyance and retains title to the oil, gas and other minerals in said land and reserves all rights of ingress and egress and other appurtenant rights necessary or desirable for exploration, discovery and recovery of oil, gas and other minerals therefrom, provided that such rights shall not be exercised in such manner or to such extent as to interfere with the use of said land by the Grantee.

As a part of the consideration for this conveyance, the Grantee agrees that if it should at any time decide to sell said land, provided that said land has remained undeveloped and in substantially the same condition that existed at the time of this conveyance, and should obtain or receive a bona fide offer to purchase upon terms that it is willing to accept by an offerer ready and able to purchase, the Grantee shall give the Grantor prompt notice in writing of the name and address of the offerer and of the terms of the offer, and the Grantor shall have an option to purchase said land upon the same terms, it being the intention of the parties hereto that the Grantor shall have the preference in any such event; provided, however that if the Grantor should elect to purchase, it shall give the Grantee notice in writing of the Grantor's election so to do within fifteen (15) days after receipt of such notice from the Grantee.

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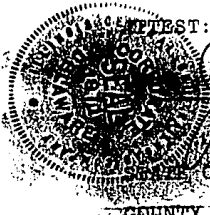
If Grantor elects not to purchase the property on the terms of the aforesaid offer, Grantee shall have the right to sell the property on such terms to the offerer.

This conveyance is subject to the following:

(a) All easements granted by Grantor or its predecessors and all other matters of public record.

(b) Real estate taxes for 1974 and subsequent years. 1973 taxes will be paid by Grantor.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Secretary this 13th day of December A. D., 1973.



ILLINOIS CENTRAL GULF RAILROAD COMPANY

Secretary

By

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Herald E. Schilling, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that Arthur Skrivan, personally known to me to be the Vice President of the Illinois Central Gulf Railroad Company, a corporation, and J. B. Goodrich, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Secretary, they signed and delivered the said instrument as Vice President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their 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 notary seal this 13th day of December A. D., 1973.

Herald E. Schilling
Notary Public

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THIS INSTRUMENT PREPARED BY REAL ESTATE DEPARTMENT ILLINOIS CENTRAL RAILROAD CO. 35 E. ELEVENTH PLACE CHICAGO, ILLINOIS 60608

DESCRIPTION APPROVED [Signature] 2-73
FORM APPROVED [Signature] ATTORNEY

My Commission Expires: February 4th, 1975

UNOFFICIAL COPY

Property of Cook County Clerk's Office

FILED FOR RECORD
Dec 28 '73 3 19 PM

RECORDED BY DELOS

22582363

END OF RECORDED DOCUMENT

Name: MARTIN-BROWER COMPANY
Address: 4800 S. Austin
City: Chicago Illinois 60638
1771 N. Halsted