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SPECIAL WARRANTY DEED

INDENTURE made this 19th day of January, 1976, by and between KAISER AETNA, a California general partnership, consisting of AETNA LIFE INSURANCE COMPANY, a Connecticut corporation; TEMECULA PROPERTIES, INC., a California corporation; WESTWARD PROPERTIES, INC., a California corporation; KAISER RANCHO CALIFORNIA, INC., a California corporation; and KAISER HAWAII-KAI DEVELOPMENT CO., a Nevada corporation, (hereinafter called "Grantor") party of the first part, and KELVYN H. LAWRENCE, a bachelor, 175 East Delaware Place, Chicago, Illinois, (hereinafter called "Grantee"), party of the second part.

W I T N E S S E T H:

1. The Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt whereof is hereby acknowledged, has and by these presents does remise, release, alien and convey unto the Grantee and the successors and assigns of Grantee forever, that certain real property situated in the County of Cook and State of Illinois and legally described in Exhibit "A" attached hereto and made a part hereof, subject, however, to the exceptions set forth in Exhibit "B" attached hereto and made a part hereof; and expressly reserving and retaining for the benefit of Grantor, its heirs, successors and assigns, a non-exclusive, perpetual easement over and across the West twenty-five (25) feet of Parcel A as described in Exhibit "A", for the construction, maintenance, replacement, operation and

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use of a railroad track for railroad purposes and for the construction, maintenance, replacement and use of public utility lines.

2. Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, its successors 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 the said premises, against all persons, lawfully claiming or to claim the same, by, through or under it, it will warrant and forever defend.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized agent the day and year first above written.

KAISER AETNA
A California General Partnership



By

Robert A. Deacon
Robert A. Deacon
Its Duly Authorized Agent

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

On January 19, 1976, before me, the undersigned, a Notary Public, in and for said State, personally appeared ROBERT A. DEACON, known to me to be the duly authorized agent of all of the partners of the partnership that executed the within instrument, and acknowledged to me that he executed

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the same for and on behalf of said partnership and that such partnership executed the same.

WITNESS my hand and official seal.



Betty Dale

Notary Public

My commission expires:

mail
THIS INSTRUMENT PREPARED BY:
Robert E. Riley
Wilson & McIlvaine
135 South LaSalle Street
Suite 2300
Chicago, Illinois 60603

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EXHIBIT "B"

1. Real Estate Taxes for 1975 and subsequent years.
2. Rights of the Belt Railroad of Chicago which operates railroad tracks on part of the land.
3. Protective covenants and restrictions contained in Declaration of Covenants for Bedford Industrial Park, Bedford Park, Illinois, made by Kaiser Aetna, a California general partnership, dated May 10, 1973 and recorded May 11, 1973 as Document 22321180 relating to architectural guidelines, regulation of improvements, limitations on improvements, lot coverage, setback lines, landscaping, signs, parking areas, storage and loading areas, land classification, permitted uses and restrictions, nuisances, property maintenance, repair of buildings, variance, other operations and uses, duration, modification and repeal of protective covenants, enforcement of protective covenants and reservation of utility easements.
4. Overhang service pole easement over the West 4 to 4.016 feet (except the North 200 feet) of Parcel A as set forth on Plat of Survey of Earl M. Smith and Associates dated May 1, 1973 as Survey No. 16195.
5. A 10 foot water main easement over part of the most southerly extension of Parcel A as described on Exhibit "A" and as more specifically set forth on the Plat of Survey of Earl M. Smith and Associates dated May 1, 1973 as Survey No. 16198.
6. Easement over an indefinite portion of Section 23 involving the land or part thereof to connect with a certain underground sewer system and granting access thereto to repair, replace and renew said sewer as granted in Warranty Deed from Clearing Industrial District, Inc. to 7100 S. Cicero Avenue Inc., a corporation of Illinois, its successors, grantees, lessees and assignees recorded March 1, 1949 as Document 14504975.
7. Easements, if any, existing in favor of railroads occupying or using any portion of the land.
8. Grant of easement made by Kaiser Aetna, a California partnership to LaSalle National Bank Trust Number 44691 for switching purposes and for ingress and egress of railroad cars and locomotives to the lead track of The Belt Railway Company and for the purpose of constructing, maintaining, operating turnouts and switches in the railroad track now in or to be constructed pursuant to the Grant of Declaration recorded December 20, 1972 as Document 22164097.

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- Property Office
9. Grant and reservation of non-exclusive perpetual easement over Parcel B for the construction, maintenance, replacement, operation and use of a railroad track for railroad purposes for the construction, maintenance, replacement and use of public utilities lines pursuant to Grant and Declaration of Railroad and Utility Easements recorded May 31, 1973 as Document 22344874.
 10. Grant of easement made by Kaiser Aetna, a California partnership to LaSalle National Bank Trust Number 44691 for the purpose of ingress and egress of railroad cars and locomotives to the lead track of The Belt Railway Company pursuant to Grant of Easement recorded October 29, 1973 as Document 22527685.
 11. Non-exclusive perpetual easement as created and granted by Grant and Declaration of Easements for Public Utilities and Sanitary and Storm Sewers dated July 16, 1973 and recorded July 27, 1973 as Document 22417051 by Kaiser Aetna, a California general partnership to the owners and tenants, including Grantor from time to time of Parcel II therein described for the construction, maintenance, replacement and use of sanitary and storm sewers facilities and for the construction, maintenance, replacement and use of the public utilities lines over Parcel I Exhibit "A" therein described.
 12. Any and all conditions and any and all easements (e.g. for slopes, railroads, drainage, telephone lines, roads, storm, water and sanitary sewers, electric lines, gas lines, water supply, and other utilities) indicated on the Survey prepared by Earl M. Smith and Associates, Registered Illinois Land Surveyors, on November 3, 1975.

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PARCEL 'A'

THAT PART OF THE NORTH 1/2 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF WEST 73RD STREET (BEING A LINE 1373.0 FEET MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 29, AFORESAID) AND THE WEST LINE OF SOUTH MASON AVENUE (BEING A POINT ON SAID SOUTH LINE 2465.395 FEET WEST OF THE EAST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 29); THENCE SOUTH ALONG SAID WEST LINE OF SOUTH MASON AVENUE 569.143 FEET TO A POINT ON A LINE 1942.143 FEET DUE SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 29, AFORESAID, AND THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE WEST ALONG SAID PARALLEL LINE 343.0 FEET; THENCE DUE SOUTH 30.0 FEET; THENCE SOUTH 9 DEGREES 55 MINUTES 34 SECONDS WEST 121.821 FEET; THENCE SOUTH 62.595 FEET TO A POINT OF CURVE (SAID POINT BEING 761.727 FEET SOUTH OF THE SOUTH LINE OF WEST 73RD STREET, AFORESAID, AS MEASURED ALONG A LINE DRAWN AT RIGHT ANGLES AT A POINT 2829.398 FEET, AS MEASURED ALONG SAID SOUTH LINE OF WEST 73RD STREET, WEST OF THE EAST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 29; THENCE WEST 27.029 FEET TO A POINT ON A CURVED LINE, CONVEX EASTERLY, HAVING A RADIUS OF 343.765 FEET; THENCE NORTHEASTERLY ALONG SAID CURVED LINE (WHOSE CHORD LIES NORTH 3 DEGREES 06 MINUTES 50 SECONDS EAST DISTANCE OF 37.362 FEET) AN ARC DISTANCE OF 37.364 FEET TO A POINT OF TANGENCY; THENCE DUE NORTH 350.294 FEET TO A POINT ON A LINE 1767.143 FEET SOUTH OF, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SAID NORTH LINE OF SECTION 29; THENCE EAST ALONG SAID PARALLEL LINE 389.0 FEET TO THE AFOREMENTIONED WEST LINE OF SOUTH MASON AVENUE; THENCE SOUTH ALONG SAID WEST LINE 175.0 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 'B'

THAT PART OF THE NORTH 1/2 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF WEST 73RD STREET (BEING A LINE 1373.0 FEET, MEASURED PERPENDICULARLY, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 29, AFORESAID) 2829.398 FEET DUE WEST FROM THE EAST LINE OF THE NORTH EAST 1/4 OF SECTION 29, AFORESAID; THENCE DUE SOUTH 761.727 FEET TO A POINT OF CURVE AND THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE SOUTHWESTERLY ALONG A CURVED LINE, CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 368.765 FEET, FOR A DISTANCE OF 420.92 FEET TO A POINT IN A LINE 190.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF SECTION 29, AFORESAID; THENCE NORTH 84 DEGREES 53 MINUTES 20 SECONDS WEST ALONG SAID PARALLEL LINE 57.537 FEET TO THE INTERSECTION OF A CURVED LINE, CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 343.765 FEET AND WHOSE CHORD WAS A BEARING OF NORTH 48 DEGREES 35 MINUTES 53 SECONDS EAST; THENCE NORTHEASTERLY ALONG SAID CURVED LINE 243.10 FEET TO A POINT OF TANGENCY; THENCE NORTH 28 DEGREES 20 MINUTES 09 SECONDS EAST TANGENT TO LAST DESCRIBED CURVED LINE 64.507 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A CURVED LINE, CONVEX EASTERLY, HAVING A RADIUS OF 343.765 FEET, FOR A DISTANCE OF 127.060 FEET TO A POINT THAT IS 27.029 FEET DUE WEST OF THE POINT OF BEGINNING; THENCE DUE EAST 27.029 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS

EXHIBIT A

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