

24349009

SPECIAL WARRANTY DEED

1700

The Grantor, ALLIED CHEMICAL CORPORATION, a New York corporation with offices at Columbia Road and Park Avenue, Morristown, Morris County, New Jersey, for and in consideration of Ten and no/100 Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation has, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto THOMAS A. SCHROEDER, c/o Sidley & Austin, 1 First National Plaza, in the City of Chicago, County of Cook, State of Illinois, and to his heirs, successors and assigns forever, all its interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

PARCEL 1

A parcel of land in the southwest 1/4 of the southeast 1/4 of Section 25, Township 37 North, Range 11 East of the Third Principal Meridian, lying South of the 1958 United States Army, Corps of Engineers, proposed channel line, bounded and described as follows:

Commencing at a point in the North line of East 130th Street, which North line is 50 feet North from and parallel with the South line of said Section 25, said point being 75 feet West of the East line of the West 1/2 of the southeast 1/4 of the southeast 1/4 of said Section 25;

Thence North 0°04'30" West a distance of 8.21 feet;

Thence North 44°15'00" West a distance of 235.11 feet to a point of tangency;

Thence Northwesterly along the arc of a circle, which is convex to the Southwest, having a radius of 2172 feet, to a point of intersection with a line 414 feet North of and parallel with the South line of said Section 25, said point of intersection being the point of beginning of said parcel of land;

24349009

65-61-842
E1/P2D3

539.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY-78 DEPT OF REVENUE
1539.00



1 2 1 0 0

790.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
MAY-78 DEPT OF REVENUE
790.00

1 2 1 0 0

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- 2 -

Thence North 90°00'00" West along a line 414 feet North of and parallel with the South line of said Section 25, a distance of 1501.06 feet;

Thence South 0°01'15" West along a line 84 feet East of and parallel with the West line of the Southeast 1/4 of said Section 25, a distance of 364.00 feet to a point on the North line of said East 130th Street;

Thence North 90°00'00" West, along the North line of said East 130th Street, a distance of 225.00 feet;

Thence North 0°01'15" East along a line 141 feet West of and parallel with the East line of the Southwest 1/4 of said Section 25, a distance of 50.00 feet;

Thence North 90°00'00" West along a line 50.00 feet North of and parallel with the North line of said East 130th Street, a distance of 150.00 feet;

Thence North 0°01'15" East along a line 291 feet West of and parallel with the East line of the Southwest 1/4 of said Section 25, a distance of 790.29 feet to a point in the Southerly dock line as proposed by U.S. Army, Corps of Engineers, 1958;

Thence North 47°59'00" East along said dock line a distance of 778.82 feet to a point which is South 47°59'00" West, 476.00 feet from the Northwesterly corner of the property conveyed to Wabash Pipe Line Company, by deed recorded in the Recorder's Office of Cook County, Illinois July 2, 1963, as Document Number 17586269;

Thence South 49°16'34" East, a distance of 186.74 feet;

Thence South 0°01'15" West along a line which is 429.00 feet East of and parallel with the West line of the Southeast 1/4 of said Section 25, a distance of 725.76 feet;

Thence South 90°01'00" East along a line 564.00 feet North of and parallel with the South line of said Section 25, a distance of 1049.90 feet to a point in a curved line;

Thence Southeasterly along the arc of a circle, which is convex to the Southwest, having a radius of 2172.00 feet, a distance of 183.79 feet to the point of beginning, all in Cook County, Illinois.

TOGETHER WITH all riparian rights of any kind in the Calumet River appurtenant thereto;

TOGETHER WITH the following easements:

PARCEL 2

Easements for the benefit of Parcel 1 as created by the following documents:

- (a) Reservation in Special Warranty Deed from Allied Chemical Corporation to the United States of

24349009

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- 3 -

America dated June 27, 1967, which deed was recorded in the Recorder's Office of Cook County, Illinois on July 5, 1967 as Document No. 20186161.

- (b) Reservation in Deed from Allied Chemical Corporation to Wabash Pipe Line Company dated June 18, 1959, which deed was recorded in the Recorder's Office of Cook County, Illinois on July 2, 1959 as Document No. 17586269.
- (c) Reservation in Deed from Allied Chemical Corporation to Chicago Title and Trust Company, not personally but solely as Trustee under a Trust Agreement dated December 1, 1972, and known as Trust No. 61091, which deed was dated December 6, 1972 and recorded in the Recorder's Office of Cook County, Illinois on December 8, 1972 as Document No. 22151919 and rerecorded on January 30, 1973 as Document No. 22204443.

For roadway and utility purposes and railroad track access over the following described land:

Commencing at a point in the North line of East 130th Street, which North line is 50 feet North from and parallel with the South line of Section 25 aforesaid, said point being 75 feet West of the East line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 25;

Thence North 0°09'40" East a distance of 8.21 feet;

Thence North 44°00'50" West, a distance of 235.11 feet to a point of tangency;

Thence Northwesterly along the arc of a circle which is convex to the Southwest, having a radius of 2172.00 feet, 432.11 feet to a point on a line 564.00 feet North of and parallel to the South line of Section 25 aforesaid;

Thence South 89°45'50" East to the Easterly line of property conveyed to the Wabash Pipe Line Company by Document No. 17586269, said line also being the Southwesterly right-of-way line of the Norfolk and Western Railroad Company as located in 1959;

Thence Southeasterly along said Easterly line, to the East line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 25 aforesaid;

Thence South along said East line a distance of 37.93 feet to the North line of East 130th Street, which North line is 50 feet North of and parallel to the South line of said Section 25, thence West along said North line 75 feet to the point of beginning.

24349009

- 4 -

PARCEL 3:

Easement for the benefit of Parcel 1 as created by reservation in Deed from Allied Chemical Corporation to Chicago Title and Trust Company, not personally but solely as Trustee under a Trust Agreement dated December 1, 1972, and known as Trust No. 61091, which deed was dated December 6, 1972 and recorded in the Recorder's Office of Cook County, Illinois on December 8, 1972 as Document No. 22151919 and rerecorded on January 30, 1975 as Document No. 22204443, for use of railroad track and track scale as shown on a survey prepared by Chicago Guarantee Survey Company, No. 7208011, as revised December 1, 1972, and for access to said track and scale for repair, maintenance and inspection purposes. Said track and scale are located on, and said access to said track and scale are to be located on the following described land:

That part of the Southeast 1/4 of Section 25, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:

Beginning on the North line of East 130th Street, which North line is 50 feet North from and parallel with the South line of said Section 25, at a point which is 25.00 feet West from the East line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 25 (said point of beginning being at the Southwest corner of the strip of land 25 feet in width adjoining the Southwesterly line of the right-of-way of Norfolk and Western Railroad Company, formerly the right-of-way of the New York, Chicago and St. Louis Railroad Company, conveyed to Wabash Pipe Line Company by deed recorded in the Recorder's Office of Cook County, Illinois, on July 2, 1959 as Document No. 17586269), and running

Thence North 00°09'40" East (North 00°14'10" East - deed) along a West line of said strip of land said West line being 25.00 feet, measured perpendicularly, West from and parallel with said East line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 25, a distance of 28.56 feet (27.77 feet - deed) to a point 25.00 feet, measured perpendicularly, Southwest from the Southwesterly line of the right-of-way of said Norfolk and Western Railroad Company;

Thence North 44°00'50" West along the Southwesterly line of said strip of land, a distance of 162.51 feet (163.64 feet - deed) to a point of curve in said Southwesterly line, which point of curve is also the most Southerly corner of the property conveyed to said Wabash Pipe Line Company by deed recorded in said Recorder's Office on the 12th day of July 1968 as Document No. 20517245;

Thence North 44°00'50" West along the Southwesterly line of said land mentioned property conveyed

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- 5 -

to Wabash Pipe Line Company, a distance of 92.89 feet to a point of curve in said Southwesterly property line;

Thence Northwestwardly along said Southwesterly property line which is here the arc of a circle convex to the Southwest and having a radius of 2122.00 feet, a distance of 1173.23 feet (1173.18 feet - deed) to an intersection with a line 1280.34 feet, measured perpendicularly, Northerly from and parallel with the South line of said Section 25, said point of intersection being 75.57 feet (75.54 feet - deed) measured along said parallel line, West from the point of intersection of said parallel line with the Westerly line of said 25 foot strip of land conveyed to Wabash Pipe Line Company by said deed recorded as Document No. 17586269;

Thence North $89^{\circ}45'50''$ West along said parallel line, which is also a Southerly line of said property conveyed to Wabash Pipe Line Company by said last mentioned deed, a distance of 591.53 feet (590.98 feet computed from deeds) to a Southwesterly corner of said property;

Thence North $00^{\circ}14'10''$ East along a Westerly line of said property so conveyed, a distance of 449.57 feet (450.22 feet - deed) to an intersection with the Southerly channel line of the Calumet River, said point of intersection being at the Northwesterly corner of said property conveyed to Wabash Pipe Line Company by said deed recorded as Document No. 17586269;

Thence South $21^{\circ}11'50''$ West along said channel line, a distance of 448.56 feet to an angle in said Southerly channel line;

Thence South $67^{\circ}31'50''$ West along said channel line, a distance of 55.89 feet to the point of intersection of said channel line with a line which is 429.00 feet, measured perpendicularly, East from and parallel with the West line of said Southeast $1/4$ of Section 25;

Thence South $00^{\circ}14'10''$ West along said parallel line, a distance of 725.76 feet to an intersection with the North line of the South 564.00 feet of said Southeast $1/4$ of Section 25;

Thence South $89^{\circ}45'50''$ East along the North line of the South 564.00 feet aforesaid, a distance of 1050.02 feet to an intersection with the arc of a circle which is convex to the Southwest and has a radius of 2172.00 feet and which is 50 feet Southwesterly from and concentric with the arc of the circle first herein described;

Thence Southeastwardly along the arc of said circle having a radius of 2172.00 feet, a distance of 432.11 feet to a point of tangency.

24349009

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- 6 -

Thence South 44°00'50" East, a distance of 235.11 feet;

Thence South 00°09'40" West, a distance of 8.21 feet to an intersection with the North line of said East 130th Street; and

Thence South 89°45'50" East along said North line of East 130th Street, a distance of 50.00 feet to the point of beginning.

PARCEL 4

Easement for the benefit of that part of Parcel 1 lying East of the Calumet River as created by grant from Material Service Corporation to Allied Chemical and Dye Corporation (now known as Allied Chemical Corporation) dated July 17, 1956 and recorded in the Recorder's Office of Cook County, Illinois on August 8, 1956 as Document No. 1666805 for ingress and egress and utilities, over the following land:

The North 50 feet of the South 100 feet of the West 150 feet of the East 291 feet of the Southwest 1/4 of Section 25 aforesaid, in Cook County, Illinois.

PARCEL 5

Easement of access granted by Marblehead Lime Company by Agreement for Mutual Grant of Easement dated September 28, 1977, over the following described property:

The South 100 feet of the West 150 feet of the East 291 feet of the South West 1/4 of Section 25, Township 37 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois, except for that part lying in the South 50 feet of said Section 25 taken for East 130th Street.

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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 the 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 the Grantee, his heirs, successors and assigns forever.

And the Grantor for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs,

24349009

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- 7 -

successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, Grantor WILL WARRANT AND FOREVER DEFEND, except as to the following:

1. General Real Estate Taxes for 1977 and subsequent years;
2. That part of the property, if any, taken for 130th Street;
3. Easement of access granted to Marblehead Lime Company by Agreement for Mutual Grant of Easement dated September 23, 1977, over the following described property:

The South 120 feet of the East 291 feet (except the South 100 feet of the West 150 feet thereof) of the Southwest 1/4 of Section 25, Township 37 North, Range 1, East of the Third Principal Meridian in Cook County, Illinois, except for that part lying in the South 50 feet of said Section 25 taken for 130th Street.

IN WITNESS WHEREOF, 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 Assistant Secretary, thereunto duly authorized this 8th day of

December, 1977.



ALLIED CHEMICAL CORPORATION

F. C. Coombs
F. C. Coombs
Assistant Secretary

By *R. E. Mulcahy*
R. E. Mulcahy
Secretary

24349009

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STATE OF NEW JERSEY)
) SS:
COUNTY OF MORRIS)

I, Gerald M. O'Mara, a Notary Public in the State aforesaid, DO HEREBY CERTIFY that R. F. Mulcahy, President of ALLIED CHEMICAL CORPORATION, and H. Barrett Flanders, Jr., Secretary of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act of said corporation, for the uses and purposes therein set forth; and the said Secretary then and there acknowledged that he, as custodian of the corporate seal of said corporation, did affix the corporate seal of said corporation to said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 8th day of December, 1977.

Gerald M. O'Mara
Notary Public

MY COMMISSION EXPIRES:
November 21, 1982



PREPARED BY: Gerald M. O'Mara, Esquire
Allied Chemical Corporation
P. O. Box 1057R
Morristown, New Jersey 07960

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PLAT ACT AFFIDAVIT

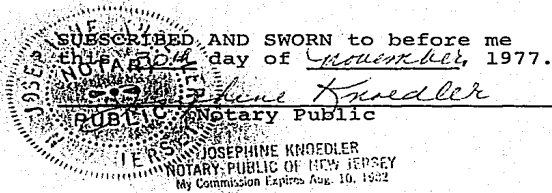
STATE OF NEW JERSEY)
COUNTY OF MORRIS) SS:

Gerald M. O'Mara, being duly sworn on oath, states that he resides at 45 Oak Ridge Avenue, Summit, New Jersey 07901. That the attached deed is not in violation of Section 1(b) of Chapter 109 of the Illinois Revised Statutes for the following reason:

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.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Gerald M. O'Mara



Mail to: Sidley & Austin
Attn: Harry Baumann
One 1st Nat'l Plaza
Chicago, Ill.

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END OF RECORDED DOCUMENT