

2b 596 371

WARRANTY DEED

2400

COOK COUNTY, ILL. REC. NO. 26596371

THIS INDENTURE, made as of this 20 day of May, 1983 between BEATRICE FOODS CO., a corporation duly organized and existing under and by virtue of the laws of the State of Delaware, whose principal place of business is located at Two North LaSalle Street, Chicago, Illinois 60602 ("Grantor"), and HI-TEMP, INC., a corporation duly organized and existing under and by virtue by the laws of the State of Delaware, whose principal place of business is located at 540 Houston Natural Gas Building, Houston, Texas 77002 ("Grantee").

RECEIVED
STATE OF ILLINOIS
CLERK OF THE CIRCUIT COURT
IN AND FOR THE COUNTY OF COOK
MAY 11 1983
REVENUE
850.00

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by Grantee, the receipt and sufficiency of which Grantor hereby acknowledges, has GIVEN, GRANTED, BARGAINED, SOLD, REMISED, RELEASED, ALIENED, CONVEYED AND CONFIRMED, and by these presents does GIVE, GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN, CONVEY AND CONFIRM unto Grantee, its successors and assigns, the following described real estate, situated in the County of Cook and State of Illinois:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

2b 596 371

Doc.
69-01-8322

Shirley H. Olson

REGISTERED

26596371

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1983 MAY -6 PM 2:44

RECEIVED
CLERK OF THE CIRCUIT COURT
IN AND FOR THE COUNTY OF COOK
MAY 11 1983
REVENUE
850.00

850-

UNOFFICIAL COPY

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, either in possession or expectancy of, in and to the above-bargained premises and their hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above-described with the hereditaments and appurtenances, unto Grantee, its successors and assigns FOREVER.

And Grantor, for itself, its successors and assigns does covenant, grant, bargain and agree to and with Grantee, its successors and assigns, that at the time of the execution and delivery hereof it is well seized of the above-described premises, as of good, sure, perfect, absolute and indefeasible estate in fee simple, that the same are free and clear of all encumbrances whatever, EXCEPT as described on Exhibit B attached hereto and made a part hereof and that Grantor will forever WARRANT AND DEFEND the quiet and peaceful possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed and sealed it with its corporate seal this 24 day of May, 1983.

BEATRICE FOODS CO.



ATTEST
By: [Signature] Name: _____
By: [Signature] Name: _____
Title: _____ Title: _____

Signed and Sealed in
the Presence of

26 506 371

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY

James T. Horn, Esq.
Winston & Strawn
One First National Plaza
Suite 5000
Chicago, Illinois 60603

WHEN RECORDED RETURN TO:

C. H. McCall, Esq.
McCall Industries, Inc.
540 Houston Natural Gas Building
Houston, Texas 77002

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above-named M. PATRICIA KEHCE and A. J. BECKER of Beatrice Foods Co., personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ASSISTANT SECRETARY and ASSISTANT VICE PRESIDENT appeared before me this day in person and acknowledged that they signed and delivered the said instrument as ASSISTANT SECRETARY and ASSISTANT VICE PRESIDENT 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 official seal this 5 day of May, 1983.

Rita Marie Broderick
NOTARY PUBLIC
My Commission Expires May 10, 1983

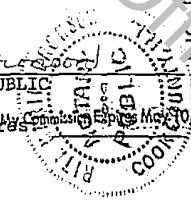


EXHIBIT A

Parcel A -- That part of the south east quarter of the north west quarter of section 5, township 39 north, range 12, east of the third principal meridian, described as follows: commencing at the south west corner of said south east quarter of the north west quarter of said section 5; thence north along the west line of said south east quarter of the north west quarter of section 5, a distance of 49.95 feet; thence east at right angles a distance of 175 feet to the point of beginning of the parcel of land herein described; thence north at right angles a distance of 204 feet, more or less, to the center line of Lake Street, also known as Elgin Road; thence southeasterly along said center line of Lake Street, also known as Elgin Road, a distance of 270 feet, more or less, to a line drawn parallel with and said distance 75 feet North-Westerly, measured at right angles, from the northwesterly line of a frame dwelling designated as building No. 14; thence southwesterly along said last described parallel line, a distance of 100 feet, more or less, to a point on a line drawn at right angles to the west line of said south east quarter of the north west quarter of section 5 through the place of beginning; thence westerly along said right angle line a distance of 215 feet, more or less, to the point of beginning (except thereof that part falling in Lake Street).

Also

Parcel B -- That part of the south east quarter of the north west quarter of section 5, township 39 north, range 12, east of the third principal meridian, bounded and described as follows, to-wit: commencing at the south west corner of said south east quarter of the north west quarter of section 5; thence north along the west line of said south east quarter of the north west quarter of section 5, 49.95 feet to the point of beginning of the land herein described; thence east at right angles 175 feet; thence north at right angles 204.25 feet, more or less, to the center line of Lake Street (United States Highway No. 20), as said street was originally located and established; thence northwesterly along said center line of Lake Street 188.70 feet, more or less, to the west line of said south east quarter of the north west quarter of section 5; thence south along said west line of the south east quarter of the north west quarter of section 5, 271.25 feet, more or less, to the point of beginning (except that part falling in Lake Street).

Also

Parcel C -- That part of the north west quarter of the south west quarter of section 5, township 39 north, range 12, east of the third principal meridian, described as follows: commencing at the north west corner of said north west quarter of the south west quarter; thence east along the north line of said north west quarter of the south west quarter a distance of 956.62 feet; thence south perpendicular to the north line of said north west quarter of the south west quarter a distance

26 596 371

UNOFFICIAL COPY

of 43.4 feet for a point of beginning; thence west along a line 43.4 feet south of and parallel with the north line of said north west quarter of the south west quarter a distance of 50 feet; thence south along a line perpendicular to the north line of said north west quarter of the south west quarter a distance of 150 feet; thence east along a line 193.4 feet south of and parallel with the north line of said north west quarter of the south west quarter a distance of 412.68 feet to the east line of said north west quarter of the south west quarter; thence north along the east line of said north west quarter of the south west quarter a distance of 150.07 feet to a line 43.4 feet south of and parallel with the north line of said north west quarter of the south west quarter; thence west along said line a distance of 367.39 feet to the point of beginning.

Also

Parcel D -- That part of the northwest quarter of the south west quarter of section 5, township 39 north, range 12, east of the third principal meridian, described as follows: commencing at the north west corner of said north west quarter of the south west quarter; thence east along the north line of said north west quarter of the south west quarter a distance of 956.62 feet; thence south along a line perpendicular to the last described course a distance of 43.4 feet; thence west along a line parallel with the north line of said north west quarter of the south west quarter a distance of 50 feet; thence south along a line perpendicular to the north line of said north west quarter of the south west quarter a distance of 272.07 feet to the intersection of said line with a line of 1164.71 feet, more or less, in length, extending from the point of beginning southeasterly (forming an angle of 19°-11'-10" from east to south east with the north line of said north west quarter of the south west quarter) to a point in a line 100 feet northwesterly of, measured at right angles to, and parallel with the center line of Illinois commerce commission track No. 1267 of the Chicago and Northwestern Railway Company and the tangent thereof, extended southwesterly; thence northwesterly a distance of 959.94 feet to the point of point of beginning.

Also

Parcel E -- Easement for driveway purposes for the benefit of Parcels C and D as created by deed from Chicago and Northwestern Railway Company, a corporation of Wisconsin, to Hi-Temp, Inc., a corporation of Delaware, dated June 15, 1967 and recorded June 23, 1967 as Document 20176488 and re-recorded June 5, 1968 as Document 20509360, over and upon the following described premises: That part of the north east quarter of the south west quarter and the south east quarter of the north west quarter of section 5, township 39 north, range 12, east of the third principal meridian, bounded and described as follows: Beginning at the south west corner of Parcel

26 596 371

A hereindescribed; thence southwesterly along a straight line herein designated as line "A", a distance of 410 feet, more or less, to a point on the west line of the north east quarter of the south west quarter of section 5 a distance of 100 feet northwesterly, measured at right angles, from the center line of Chicago and Northwestern Railway Company spur track I.C.C. No. 1267, as now located and established; thence northerly along the west line of said north east quarter of the south west quarter of section 5. A distance of 310 feet; thence easterly along a line at right angles to the last described course, a distance of 90 feet, more or less, to a point distant 50 feet northwesterly, measured at right angles from said above described line "A"; thence northwesterly along a line parallel with said line "A", a distance of 65 feet, more or less, to a line drawn at right angles to the west line of the south east quarter of the north west quarter of said section 5 through the point of beginning; thence easterly along said last described right angle line a distance of 55 feet, more or less, to the point of beginning.

Also

Parcel F -- That part of the north west quarter of the south west quarter of section 5, township 39 north, range 12, east of the third principal meridian, bounded and described as follows: beginning at the north east corner of the north west quarter of the south west quarter of said section 5; thence west along the north line of said quarter quarter section a distance of 368.78 feet; thence south at right angles to the last described course a distance of 42.4 feet; thence east parallel with said north line of said quarter quarter section a distance of 367.39 feet to a point on the east line of said quarter quarter section; thence north along said east line a distance of 43.42 feet to the point of beginning.

Also

Parcel G -- Easement for the benefit of Parcels C and F for public utilities as created by grant from Myrtle Siegel and Robert Siegel, her husband, to Hi-Temp, Inc. a corporation of Delaware, dated August 29, 1967 and recorded September 9, 1968 as Document 20608960, over the east 13 feet of lot 11 in Midland Development Company's farm addition to Northlake Village, a subdivision in the south west quarter of the south east quarter of section 5, township 39 north, range 12, east of the third principal meridian.

Also

Parcel H -- A strip of land in the north west quarter of the south west quarter of section 5, township 39 north, Range 12, east of the third principal meridian, described as follows: beginning at the north west corner of said north west quarter of the south west quarter; thence south 72°-32'-50" east 1163.75 feet to a point in a line that is 100.0 feet northwesterly of, by right angle measurement, and parallel with the center line of Illinois Commerce Commission Track No. 1267 of the Chicago and Northwestern Transportation Company and the tangent thereof

extended southwesterly; thence north 72°-43'-00" east on said parallel line 224.56 feet to a point in the east line of said north west quarter of the south west quarter; thence south 0°-00'-00" west on said line 52.36 feet to a point in a line that is 50.0 feet northwesterly of the said center line of said railroad track (by right angle measurement); thence south 72°-43'-00" west on said line 277.29 feet to a point in a line that is 80 feet southwesterly of, by right angle measurement, of the aforesaid course that has a bearing of south 72°-32'50" east; thence north 72°-32'-50" west on said line 1111.07 feet to the west line of said north west quarter of the south west quarter; thence north 0°-04'-00" east on said line 83.83 feet to the point of beginning.

Also

Parcel I -- Easement for the benefit of Parcel H as created by deed from Chicago and Northwestern Transportation Company, a corporation of Delaware, to Beatrice Foods, Inc., dated May 9, 1974 and recorded July 11, 1974 as Document 22779798 for roadway purposes only, over and across the following described land: a strip of land in the north east quarter of the south west quarter of section 5, township 39 north, range 12, east of the third principal meridian, described as follows: commencing at the north west corner of said north east quarter of the south west quarter; thence north 0°-00'-00" east on the west line of the south east quarter of the north west quarter of said section 49.95 feet; thence north 0°-00'-00" east at right angles to last course 175.0 feet; thence south 25°-14'-10" Parcel I (continued) -- west to a point in the west line of said north east quarter of the south west quarter, said point being 100 feet northwesterly of, by right angle measurement, and parallel with the center line of Illinois Commerce Commission Track No. 1267 of the Chicago and Northwestern Transportation Company, said point being the point of beginning of this parcel of land; thence south 0°-00'-00" west on said west line of the north east quarter of the south west quarter 52.36 feet to a point that is 50 feet northwesterly of, by right angle measurement, of said center line of railroad track; thence south 90°-00'-00" east at right angles to the last course 28.98 feet; thence north 0°-00'-00" east parallel with said west line of the north east quarter of the south west quarter 114.03 feet to the aforesaid course that had a bearing of south 25°-10'-10" west; thence south 25°-10'-10" west on said line 68.14 feet to the point of beginning.

Also

Parcel J -- That part of the east half of section 6, township 39 north range 12, east of the third principal meridian, described as follows: beginning at a point in the east line of said section 6 which is 390.46 feet south of the point of intersection of said section line with the center line of Lake Street; thence northwesterly on a line which forms an angle of 72°-28'-20" in the north west quadrant with the said east line of section 6, for a distance of 249.58 feet to a point; thence south parallel with the east line of section 6, a distance of 303 feet to a point; thence southeasterly on a line which is parallel with said first described line for a distance of 249.58 feet to a point in said east line of section 6; thence north on said section line a distance of 303 feet to the place of beginning.

26 596 371

Also

Parcel K -- That part of the east half of the north east quarter of section 6, township 39 north, range 12, east of the third principal meridian, described as follows: Beginning at a point in the east line of said section 6, distant 315.46 feet south from the point of intersection of said section line with the center line of Lake Street; thence northwesterly on a line which forms an angle of $72^{\circ}-28'-20''$ in the north west quadrant with said east line of section 6, a distance of 249.58 feet to a point; thence south parallel with said east line of section 6, a distance of 75 feet, more or less, to the north west corner of that certain parcel of land conveyed by deed dated April 22, 1954 and recorded June 23, 1954 as Document 15941097; thence southeasterly along a line parallel with the first herein described course a distance of 249.58 feet to the aforesaid east line of section 6, said parallel line being also the northeast line of said parcel of land so conveyed by the aforesaid deed recorded June 23, 1954 as Document 15941097; Parcel K (continued) -- thence north along said east line of section 6, a distance of 75 feet to the place of beginning.

Also

Parcel L -- Lot 12 in Midland Development Company's farm addition to Northlake Village, being a subdivision of the south west quarter of the north west quarter of section 5, township 39 north, range 12, east of the third principal meridian.

Also

Parcel M -- That part of the north west quarter of section 5, township 39 north, range 12, east of the third principal meridian, described as follows: commencing at the north west corner of lot 1 in Midland Development Company's farm addition to Northlake Village, being a subdivision of the south west quarter of the north west quarter of section 5, aforesaid; thence south along a line 60 feet east of and parallel with the center line of the old concrete pavement of Wolf Road 252.12 feet to the point of beginning of land herein described; thence continue south along said parallel line 376.08 feet to the intersection of the south line and its westerly extension of lot 3 in said farm addition; thence westerly along the westerly extension of the south line of lot 3, aforesaid, 60.02 feet to the aforementioned center line of pavement of Wolf Road; thence north along said center line and its northerly extension 378.0 feet to a point at right angles to the point of beginning; thence east 60 feet to the point of beginning (except that part dedicated by and on the plat of Midland Development Company's farm addition to Northlake Village recorded June 14, 1945 as Document Number 13529319, as corrected by Document Number 13593942).

UNOFFICIAL COPY

Also

Parcel N -- That part of the east half of section 6, township 39 north, range 12, east of the third principal meridian, described as follows: beginning at a point on the east line of said section 83.33 feet south of the east quarter corner of said section; thence north along the east line of said section 86.88 feet, more or less, to a point 693.46 feet south of the center line of Lake Street (measured along the east line of said section); thence northwesterly along a line which forms an angle of $72^{\circ}-28'-20''$ in the north west quadrant with the east line of said section, a distance of 249.58 feet; thence south parallel with the east line of said section 6, a distance of 87.53 feet, more or less, to a point on a line drawn through the point of beginning, and which forms an angle of $72^{\circ}-36'-50''$

Parcel N (continued) -- in the north west quadrant with the east line of said section; thence southeasterly along the last described line 249.39 feet, more or less, to the point of beginning (except the coal, oil, gas, casinghead gas, metals, rock and all minerals of every kind and nature in, on, or under the surface of said land and all rights and easements in favor of said mineral estate).

All in Cook County, Illinois

26 596 371

EXHIBIT B

GRANT OF EASEMENT RECORDED FEBRUARY 2, 1980 AS DOCUMENT 25369205 MADE BY BEATRICE FOODS CO., A DELAWARE CORPORATION TO THE COMMONWEALTH EDISON COMPANY, AND THE ILLINOIS BELL TELEPHONE COMPANY TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE, POLES, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS AND OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, WITH RIGHT TO TRIM OR REMOVE TREES, BUSHES AND SAPLINGS AND CLEAR OBSTRUCTIONS AS MAY BE REQUIRED OVER AN UNSPECIFIED PORTION OF THE LAND.
(FOR FURTHER PARTICULARS SEE DOCUMENT)
(AFFECTS PARCEL N).

RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF LAND TAKEN OR USED FOR WOLF ROAD.
(AFFECTS PARCEL D).

RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
(AFFECTS PARCELS A THROUGH G INCLUSIVE)

UPON A CONVEYANCE OR MORTGAGE OF THE LAND, CERTIFIED COPY OF PROPER RESOLUTIONS PASSED BY THE STOCKHOLDERS AND DIRECTORS OF THE PARTY IN TITLE AUTHORIZING THE EXECUTION OF THE DEED OF CONVEYANCE OR MORTGAGE SHOULD BE FURNISHED.
(AFFECTS PARCELS A THROUGH NORTH INCLUSIVE).

POWER LINES AND WATER MAINS ALONG THE MOST NORTHERLY LINE OF PARCEL D AND THE NORTHERLY LINE OF PARCEL F.

(AFFECTS PARCELS D AND F).

RESERVATION MADE BY CHICAGO AND NORTH WESTERN RAILWAY COMPANY, A CORPORATION OF WISCONSIN, IN DEED BY SAME TO HI-TEMP, INC., DATED JULY 5, 1966 AND RECORDED JULY 26, 1966 AS DOCUMENT 19899630 TO CHICAGO, NORTH WEST RAILWAY COMPANY., ITS LESSEE, LICENSEES, SUCCESSORS AND ASSIGNS OF THE RIGHT TO MAINTAIN, OPERATE, USE, RECONSTRUCT, AND REPLACE ANY AND ALL EXISTING CONDUITS, SEWERS, WATER MAINS, INCLUDING THE 8 INCH WATER MAIN, GAS LINES, ELECTRIC POWER LINES, COMMUNICATION LINES, WIRES AND UTILITES ON SAID PREMISES.

26 596 371

EXHIBIT B (CONTINUED)

(AFFECTS PARCEL F).

RESTRICTION OF LOCATION OF BUILDINGS TO BE RECTED ON LAND THAT SAME SHALL NOT BE CONSTRUCTED AOVER OR UPON THE EXISTING 6 INCH WATER LINE UNLESS GRANTEE, ASSUMES ENTIRE EXPENSE OF RELOCATION OF SAME TO A MUTUALLY SATISFACTORY LOCATION, AS CONTAINED IN DEED NOTED ABOVE, AS DOCUMENT 19899630
(AFFECTS PARCEL F).

RESERVATION TO THE GRANTOR ITS LESSEE, LICENSEES, SUCCESSORS AND ASSIGNS AS CONTAINED IN DEED FROM CHICAGO AND NORTH WESTERN RAILWAY COMPANY, A CORPORATION OF WISCONSIN, TO BLANCHE KIRIAN, DATED JANUARY 2, 1964 AND RECORDED JANUARY 27, 1964 AS DOCUMENT 19031927 AND RE-RECORDED AS DOCUMENT 19041792, OF THE 6 INCH WATER LINE LOCATED ADJOINING TO NORTHERLY LINE OF PARCEL D HEREIN, TOGETHER WITH THE RIGHT TO USE AND OCCUPY AND ENJOY A STRIP OF LAND OF SUFFICIENT WIDTH ON EACH SIDE OF THE SIDE OF THE CENTER LINE OF SAID WATERLINE FOR THE PROPER MAINTENANCE AND OPERATIONTHF UNTIL SUCH TIME AS THE GRANTOR, IT SUCCESSORS AND ASSIGNS SHALL PERMANENTLY ABANDON THE USE OF SAID WATER LINE.
(AFFECTS PARCEL D - MAY AFFECT PARCEL C).

UTILITY POLES ALONG THE WEST LINE OF PARCEL B

EASEMENT UPON, OVER AND UNDER THE NORTH 10 FEET OF PARCEL F TO CONSTRUCT, MAINTAIN, RELOCATE, AND RENEW EQUIPMENT CONSISTING OF POLES, POLE STRUCTURES, ETC AND OTHER NECESSARY ELECTRIC FACILITIES AND TO TRANSMIT BY MEANS OF SAID EQUIPMENT, ELECTRICITY, AND ALSO TO TRIM TREES, BUSHES ETC REQUIRED INCIDENT TO THE GRANT HEREIN, TOGETHER WITH RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES AS CREATED BY GRANT FROM HI-TEMP INC., A CORPORATION OF ILLINOIS TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, DATED JULY 25, 1967 AND RECORDED JULY 26, 1967 AS DOCUMENT 20211292.
(AFFECTS PARCEL F).

EASEMENT FOR DRIVEWAY PURPOSES VOHR THE EAST 35 FEET OF PARCEL B AS RESERVED IN DEED FROM AMERICAN NATIONAL BSTD OF CHICAGO AS TRUSTEE TO HI-TEMP INC., DATED MARCH 10, 1967 AND RECORDED MARCH 20, 1967 AS DOCUMENT 20088590
(AFFECTS PARCEL B).

EASEMENT OVER THE NORTH 5 FEET OF PARCEL D TO CONSTRUCT, MAINTAIN, RELOCATE AND RENEW EQUIPMENT CONSISTING OF POLES, POLE STRUCTURES ETC AND OTHER NECESSARY ELECTRIC FACILITIES AND TO TRANSMIT BY MEANS OF SAID EQUIPMENT, ELECTRICITY AND ALSO TO TRIM SUCH TREES, BUSHES ETC REQUIRED INCIDENT TO THE GRANT HEREIN TOGETHER WITH RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES AS CREATED BY GRANT FROM HI-TEMP INC., A CORPORATION OF ILLINOIS TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, DATED JULY 25, 1967 AND RECORDED JULY 26, 1967 AS DOCUMENT 20211291.
(AFFECTS THE NORTH 5 FEET OF PARCEL D).

26 596 371

EXHIBIT B (CONTINUED)

TERMS, PROVISIONS, AND CONDITIONS RELATING TO SAID EASEMENT DESCRIBED AS PARCEL E CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT.
(AFFECTS PARCEL E).

RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
(AFFECTS PARCEL E).

TERMS, PROVISIONS AND CONDITIONS RELATING TO SAID EASEMENT DESCRIBED AS PARCEL G CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT.
(AFFECTS PARCEL G).

RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
(AFFECTS PARCEL G).

RIGHTS OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY, A WISCONSIN CORPORATION, THE GRANTOR IN THE EASEMENT GRANTED IN THE DEED TO HI-TEMP. INC., AN ILLINOIS CORPORATION, DATED JUNE 15, 1967 AND RECORDED JUNE 23, 1967 AS DOCUMENT 20176466, AS EXCEPTED AND RESERVED TO SAID GRANTOR, ITS LESSEES, LICENSEES, SUCCESSORS AND ASSIGNS, THE RIGHT TO MAINTAIN, OPERATE, USE, RECONSTRUCT AND REPLACE ANY AND ALL EXISTING CONDUITS, SEWERS, WATER MAINS, GAS LINES, ELECTRIC POWER LINES, COMMUNICATION LINES, WIRES AND OTHER UTILITIES ON SAID PREMISES.
(AFFECTS PARCEL E).

RESTRICTIONS CONTAINED IN THE PLAT OF MIDLAND DEVELOPMENT COMPANY'S FARM ADDITION TO NORTHLAKE VILLAGE RECORDED JUNE 1, 1945 AS DOCUMENT 13529319, RELATING TO THE LOCATION, AND CONSTRUCTION OF WATER WELLS AND WASTE DISPOSAL SYSTEMS.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.
(AFFECTS PARCEL G).

COVENANTS AND RESTRICTIONS CONTAINED IN DOCUMENT 13657747 RECORDED NOVEMBER 13, 1945, RELATING TO THE USE, LOCATION, APPROVAL OF PLANS, COST, CONSTRUCTION, HEIGHT, CHARACTER, OF BUILDINGS TO BE ERRECTED ON LAND.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.
NOTE: THE AFORESAID RESTRICTIONS WERE PURPORTEDLY ABROGATED BY INSTRUMENTS RECORDED OCTOBER 22, 1956 AS DOCUMENT NUMBERS 16733325, 16733326, AND 16736960.
(AFFECTS PARCEL G).

EASEMENT FOR UTILITIES RESERVED OVER THE REAR 10 FEET OF PARCEL G AS DISCLOSED IN DOCUMENT 13657747 AND ACCORDING TO PLAT DOCUMENT 13529319.
(AFFECTS PARCEL G).

Property of Cook County Clerk's Office
26 596 371

EXHIBIT B (CONTINUED)

NOTE: DRAINAGE ASSESSMENTS, DRAINAGE TAXES, WATER RENTALS AND WATER TAXES ARE INCLUDED HEREINBEFORE SHOWN AND SHOULD BE CONSIDERED WHEN DEALING WITH THE PROPERTY COVERED BY THIS REPORT. (AFFECTS PARCELS A THROUGH G INCLUSIVE).

THIS POLICY SHOULD NOT BE CONSTRUED AS INSURING THE RIGHT OF ACCESS TO AND FROM THE LAND BY MEANS OF THE EASEMENT DESCRIBED AS PARCEL I NOR BY ANY OTHER MEANS.

(AFFECTS PARCEL I).

RAILROAD RIGHT OF WAY, SWITCH AND SPUR TRACKS.

(AFFECTS PARCELS H AND I).

EASEMENTS FOR PUBLIC SERVICE POLES AND WIRES AS DISCLOSED BY OUR INSPECTOR.

(AFFECTS PARCELS H AND I).

RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR WOLF ROAD.

(AFFECTS PARCELS H AND I)

RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND FALLING IN WOLF ROAD.

(AFFECTS PARCELS J AND K).

RAILROAD RIGHT OF WAY, SWITCH AND SPUR TRACKS.

(AFFECTS PARCELS J AND K).

RESERVATION CONTAINED IN THE QUIT CLAIM DEED FROM CHICAGO AND NORTHWESTERN RAILWAY COMPANY, CORPORATION OF WISCONSIN, TO CLEVELAND CHAIR COMPANY, INC., CORPORATION OF TENNESSEE, DATED APRIL 22, 1954 AND RECORDED JUNE 23, 1954 AS DOCUMENT 15941097, OF THE POLES AND WIRES OF TELEPHONE LINE AND POWER LINE NOW LOCATED UPON THE LAND, TOGETHER WITH RIGHT TO MAINTAIN, AND RECONSTRUCT SAME UNTIL SUCH TIME AS SAID POLES AND WIRES ARE PERMANENTLY REMOVED BY GRANTEE AND THE GRANTEE AGREES TO ASSUME ENTIRE COST AND EXPENSE OF SUCH REMOVAL. (FFPSR).

(AFFECTS PARCEL J).

26 596 371

EXHIBIT B (CONTINUED)

EASEMENT IN, UPON, UNDER AND ALONG THE WEST 10 FEET OF THE EAST 55 FEET OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS THERETO, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY RECORDED JANUARY 23, 1962 AS DOCUMENT 18383352.

NOTE: PURPORTEDLY RELEASED BY DOCUMENT RECORDED MARCH 2, 1981 AS DOCUMENT 25791822.
(AFFECTS J K).

EASEMENT IN, UPON, UNDER, ALONG AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 10 FEET OF THE EAST 45 FEET OF THAT PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 6 A DISTANCE OF 390.46 FEET SOUTH FROM THE POINT OF INTERSECTION OF SAID SECTION LINE WITH THE CENTER LINE OF LAKE STREET; THENCE NORTHWESTERLY ON A LINE WHICH FORMS AN ANGLE OF 73 DEGREES 28 MINUTES 20 SECONDS IN THE NORTH WEST QUADRANT WITH THE SAID EAST LINE OF SECTION 6, A DISTANCE OF 249.58 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SECTION 6, A DISTANCE OF 303.0 FEET TO A POINT; THENCE SOUTHEASTERLY ON A LINE PARALLEL WITH THE SAID FIRST DESCRIBED LINE, A DISTANCE OF 249.58 FEET TO A POINT IN THE SAID EAST LINE OF SECTION 6; THENCE NORTH ON THE SAID EAST LINE OF SECTION 6, A DISTANCE OF 303.0 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 6 A DISTANCE OF 315.46 FEET SOUTH FROM THE POINT OF INTERSECTION OF SAID SECTION LINE WITH THE CENTER LINE OF LAKE STREET; THENCE NORTHWESTERLY ON A LINE WHICH FORMS AN ANGLE OF 72 DEGREES 28 MINUTES 20 SECONDS, IN THE NORTH WEST QUADRANT, WITH THE SAID EAST LINE OF SECTION 6, A DISTANCE OF 249.58 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SECTION 6, A DISTANCE OF 75 FEET TO A POINT; THENCE SOUTHEASTERLY ON A LINE PARALLEL WITH THE SAID FIRST DESCRIBED LINE, A DISTANCE OF 249.58 FEET TO A POINT IN THE SAID EAST LINE OF SECTION 6; THENCE NORTH ON THE SAID EAST LINE OF SECTION 6, A DISTANCE OF 75.0 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, TO LAY, MAINTAIN, OPERATE, REMOVE, RENEW AND REPLACE GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO, TOGETHER WITH RIGHT OF ACCESS THERETO FOR SAID PURPOSES, AS CREATED BY GRANT FROM HI-TEMP, INCORPORATED, CORPORATION OF ILLINOIS TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, DATED MARCH 4, 1965 AND RECORDED APRIL 1, 1965 AS DOCUMENT 19423158.

NOTE: PURPORTED TO BE PARTIALLY RELEASED BY INSTRUMENT RECORDED MARCH 2, 1981 AS DOCUMENT 25791823, RELEASE AFFECTS FOLLOWING DESCRIBED LAND:

26 596 371

EXHIBIT B (CONTINUED)

THE SOUTH 210.0 FEET OF THE FOLLOWING LEGAL: THE WEST 10 FEET OF THE EAST 43 FEET OF THAT PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEG AT A POINT IN THE EAST LINE OF SAID SECTION 6 DISTANCE 390.46 FEET SOUTH FROM THE POINT OF INTERSECTION OF SAID SECTION LINE WITH THE CENTER LINE OF LAKE STREET; THENCE NORTHWESTERLY ON A LINE WHICH FORMS AN ANGLE OF 72 DEGREES 28 MINUTES 20 SECONDS IN THE NORTH WEST QUADRANT WITH THE SAID EAST LINE OF SECTION 6, A DISTANCE OF 249.58 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SECTION 6, A DISTANCE OF 303.0 FEET TO A POINT; THENCE SOUTHEASTERLY ON A LINE PARALLEL WITH THE SAID FIRST DESCRIBED LINE, A DISTANCE OF 249.58 FEET TO A POINT IN THE SAID EAST LINE OF SECTION 6; THENCE NORTH ON THE SAID EAST LINE OF SECTION 6, A DISTANCE OF 303.0 FEET TO THE PLACE OF BEGINNING; CONTAINING 1.41 ACRES, MORE OR LESS. AND, THAT PART OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 6 DISTANCE 315.46 FEET SOUTH FROM THE POINT OF INTERSECTION OF SAID SECTION LINE WITH THE CENTER LINE OF LAKE STREET; THENCE NORTHWESTERLY ON A LINE WHICH FORMS AN ANGLE OF 72 DEGREES 28 MINUTES 20 SECONDS IN THE NORTH WEST QUADRANT, WITH THE SAID EAST LINE OF SECTION 6, A DISTANCE OF 249.58 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SECTION 6, A DISTANCE OF 75.0 FEET TO A POINT; THENCE SOUTHEASTERLY ON A LINE PARALLEL WITH THE SAID FIRST DESCRIBED LINE, A DISTANCE OF 249.58 FEET TO A POINT IN THE SAID EAST LINE OF SECTION 6; THENCE NORTH ON THE SAID EAST LINE OF SECTION 6, A DISTANCE OF 75.0 FEET TO THE PLACE OF BEGINNING, CONTAINING .410 ACRE, ALL IN COOK COUNTY, ILLINOIS.

(AFFECTS PARCELS J AND K).

RESTRICTIONS CONTAINED IN PLAT RECORDED JUNE 14, 1945 AS DOCUMENT 13529319 RELATING TO THE LOCATION AND CONSTRUCTION OF WATER WELLS, AND WASTE DISPOSAL SYSTEMS.
(AFFECTS PARCEL L).

EASEMENT FOR UTILITY PURPOSES OVER, UPON AND ACROSS THE SOUTH 10 FEET OF LAND PER PLAT RECORDED AS DOCUMENT 13529319.
(AFFECTS PARCEL L).

COVENANTS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 13, 1945 AS DOCUMENT 13657747 RELATING TO THE USE, LOCATION, COST, AREA, CHARACTER, NUMBER, HEIGHT, CONSTRUCTION AND APPROVAL OF PLANS AND SPECIFICATIONS OF BUILDING TO BE ERRECTED ON SAID PREMISES AND RELATING TO THE SIZE OF THE BUILDING PLOT, PROHIBITING ADVERTISING SIGNS OR BILLBOARDS OF ANY KIND ON SAID PREMISES.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

TL: JANUARY 1, 1970 WITH AUTO 10 YEAR EXTNS/

NOTE: PURPORTEDLY ABBROGATED BY DOCUMENT 16733325, 16733326 AND 16756960.

(AFFECTS PARCEL L).

Property

Clerk's Office
26 596 371

EXHIBIT B (CONTINUED)

EASEMENT RESERVED OVER THE REAR 10 FEET OF LAND PER INSTRUMENT RECORDED NOVEMBER 13, 1945 AS DOCUMENT 13657747. (AFFECTS PARCEL L).

BY INSTRUMENT DATED MARCH 11, 1966 AND RECORDED MARCH 18, 1966 AS DOCUMENT 19770850, THE CITY OF NORTHLAKE QUIT-CLAIMED ALL INTEREST IN AND TO THE UTILITY EASEMENT ON THE EAST 10 FEET OF THE LAND UNTO 75 EAST LAKE STREET BUILDING CORPORATION, CORPORATION OF ILLINOIS. (AFFECTS PARCEL L).

RIGHTS OF THE PUBLIC. THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO OTHER PARTS OF LAND FALLING IN ROADS AND HWYS. (AFFECTS PARCEL N).

RAILROAD RIGHTS OF WAY, SWITCH AND SPUR TRACKS. (AFFECTS PARCEL N).

POSSIBLE UTILITY EASEMENTS OVER THE LAND AS DISCLOSED BY OUR REPORT ON POSSESSION.

(AFFECTS PARCEL N).

RESERVATION OF THE SPUR TRACK LOCATED ON THE LAND TOGETHER WITH THE RIGHT TO USE, OCCUPY AND ENJOY STRIPS OF LAND OF SUFFICIENT WIDTH AND IN NO CASE IN THAT 18 FEET IN WIDTH, BEING 9 FEET IN WIDTH ON EACH SIDE OF THE CENTER LINE OF SAID TRACK FOR THE PROPER MAINTENANCE AND OPERATION OF SAID TRACK AS CONTAINED IN DEED FROM CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, A ILLINOIS CORPORATION TO BEATRICE FOODS COMPANY, RECORDED JANUARY 22, 1979 AS DOCUMENT 24809282 UNTIL SUCH TIME AS GRANTOR, ITS SUCCESSORS OR ASSIGNS, SHALL PERMANENTLY ABANDON THE USE OF SAID TRACK AND REMOVE SAME FROM SAID REAL ESTATE. (AFFECTS PARCEL N).

RESERVATION OF THE RIGHT TO CONTINUE TO PROTECT, MAINTAIN, OPERATE AND USE ANY AND ALL EXISTING DRAINAGE, DRIVEWAYS, ROADS, CONDUITS, SEWERS, WATER MAINS, GAS LINES, ELECTRIC POWER LINES, COMMUNICATION LINES, WIRES AND OTHER UTILITIES AND EASEMENTS OF ANY KIND WHATSOEVER ON THE LAND INCLUDING THE REPAIR, RECONSTRUCTION AND REPLACEMENT THEREOF CONTAINED IN THE DEED FROM CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, A DELAWARE CORPORATION TO BEATRICE FOODS COMPANY, A DELAWARE CORPORATION, RECORDED JANUARY 22, 1979 AS DOCUMENT 24809282. (AFFECTS PARCEL N).

RESERVATION OF THE METERED POWER COMPANY SUB-STATION, INCLUDING UNLIMITED ACCESS TO SAID SUB-STATION, WATER LINES AND ELECTRICAL TRANSMISSION LINES FOR MAINTENANCE, REPLACEMENT AND RENEWAL PURPOSES CONTAINED IN CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, A DELAWARE CORPORATION, TO BEATRICE FOODS COMPANY, A DELAWARE CORPORATION, RECORDED JANUARY 22, 1979 AS DOCUMENT 24809282 UNTIL SUCH TIME AS SAID FACILITIES ARE PERMANENTLY REMOVED AND ABANDONED.

END OF RECORDED DOCUMENT

26 596 371