

WARRANTY DEED

26 719 147

THE GRANTOR, STANDARD T CHEMICAL COMPANY, INC., a corporation created an existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of ONE THOUSAND AND NO/100 (\$1,000.00) DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS TO CARGILL, INCORPORATED, a corporation organized and existing under and by virtue of the laws of the State of Delaware, having its principal office at the following address: 15407 McGinty Road West, Wayzata, Minnesota 55391, the following described Real Estate situated in the County of Cook and State of Illinois, to wit.

See Exhibit A, attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and by its Treasurer and attested by its Secretary, this 29th day of July, 1983.

STANDARD T CHEMICAL COMPANY

By: Stuart T. Hodes  
Stuart T. Hodes  
President

By: Joseph A. Sarnowski  
Joseph A. Sarnowski  
Treasurer

Attest: Jeffrey S. Torf  
Jeffrey S. Torf  
Secretary



11.00

STATE OF ILLINOIS )  
COUNTY OF ) SS.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Stuart T. Hodes, personally known to me to be the President of the Standard T Chemical Company, Inc., a Delaware corporation, and Joseph A. Sarnowski, personally known to me to be the Treasurer of said corporation, and Jeffrey S. Torf, personally known to me to be the Secretary of said corporation, and personally known 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 President, Treasurer and Secretary respectively, they signed and delivered the said instrument 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 29th day of July, 1983.

Commission expires June 14, 1984.

Joseph Kent Kerr  
Joseph Kent Kerr  
Notary Public

This instrument was prepared by J. Kent Kerr, Attorney at Law, One Montgomery Ward Plaza, Chicago, Illinois 60671.

BOX 533

LP3-Z

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COOK CO. NO. 016  
2 2 2 6 5  
PB. 11232  
AUG-4-83  
REVENUE  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
200.00

076752  
REV. AUG-4-1983  
STATE OF ILLINOIS  
CANCELED  
REAL ESTATE TRANSACTION TAX  
200.00



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# UNOFFICIAL COPY

## EXHIBIT A

### FEE PARCEL

PTN 32-16-400-012; 32-16-400-016

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF CURVE ON A LINE 851.00 FEET EAST OF AND PARALLEL TO THE NORTH AND SOUTH CENTERLINE OF SECTION 16, SAID LINE ALSO BEING 88 FEET WEST OF AND PARALLEL TO THE EAST RIGHT OF WAY LINE OF THE CHICAGO HEIGHTS TERMINAL TRANSFER RAILROAD COMPANY, SAID POINT BEING 1650.00 FEET SOUTH OF THE EAST AND WEST CENTERLINE OF SECTION 16;

THENCE SOUTHWESTERLY ALONG A CURVED LINE, CONVEX TO THE SOUTHEAST, AND HAVING A RADIUS OF 509.92 FEET, AN ARC DISTANCE OF 697.47 FEET TO A POINT ON SAID CURVED LINE;

THENCE SOUTHERLY ALONG A STRAIGHT LINE A DISTANCE OF 80.68 FEET TO A POINT OF INTERSECTION WITH A LINE WHICH IS 30 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF THE MAIN EAST AND WEST TRACK OF SAID CHICAGO HEIGHTS TERMINAL TRANSFER COMPANY, SAID POINT OF INTERSECTION BEING ALSO 442.80 FEET EAST OF SAID NORTH AND SOUTH CENTERLINE OF SECTION 16, AS MEASURED ALONG SAID PARALLEL LINE;

THENCE WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 91.80 FEET, TO AN INTERSECTION WITH A LINE WHICH IS 351.00 FEET EAST OF AND PARALLEL TO THE NORTH AND SOUTH CENTERLINE OF SECTION 16;

THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 579.19 FEET TO A POINT;

THENCE EAST ALONG A LINE WHICH IS PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 205,583 SQUARE FEET (4.7195 ACRES) OF LAND, MORE OR LESS.

RESERVING THEREFROM A PERPETUAL EASEMENT FOR THE PURPOSES OF DRAINAGE AND STORM WATER RUNOFF FROM GRANTOR'S ADJOINING PREMISES, WHICH ARE DESCRIBED AS PARCELS F, G, AND H (EXCEPT THE PREMISES DESCRIBED ABOVE), AS DESCRIBED AND SHOWN ON THE CERTIFIED SURVEY OF CHICAGO GUARANTY SURVEY COMPANY DATED OCTOBER 31, 1975, WHICH IS BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

### ROADWAY EASEMENT PARCEL

TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ACROSS, OVER, AND UPON THE FOLLOWING DESCRIBED REAL ESTATE:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE WHICH IS 50 FEET SOUTH OF AND PARALLEL WITH THE EAST AND WEST CENTERLINE OF SAID SECTION 16 WITH A LINE WHICH IS 140 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF THE SOUTHBOUND MAIN TRACK OF THE CHICAGO AND EASTERN ILLINOIS RAILROAD;

THENCE SOUTHWESTERLY ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 560.30 FEET TO A POINT;

THENCE SOUTHERLY ALONG A STRAIGHT LINE, SAID LINE MAKING AN ANGLE OF 164°-01'-30" WITH THE LAST DESCRIBED PARALLEL LINE WHEN TURNED FROM NORTHEAST THROUGH EAST TO SOUTH, A DISTANCE OF 193.44 FEET TO A POINT;

THENCE SOUTHERLY ALONG A STRAIGHT LINE, A DISTANCE OF 125.18 FEET TO AN INTERSECTION WITH A LINE WHICH IS 351 FEET EAST OF AND PARALLEL WITH THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 16;

THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 1212.00 FEET TO A POINT;

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THENCE WEST ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED LINE A DISTANCE OF 33.00 FEET TO AN INTERSECTION WITH A LINE WHICH IS 318 FEET EAST OF AND PARALLEL WITH SAID NORTH AND SOUTH CENTERLINE OF SAID SECTION 16;

THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 1286.81 FEET TO AN INTERSECTION WITH A LINE WHICH IS 150 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF THE SOUTHBOUND MAIN TRACK OF THE CHICAGO AND EASTERN ILLINOIS RAILROAD;

THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 72.79 FEET TO AN INTERSECTION WITH SAID LINE WHICH IS 351 FEET EAST OF AND PARALLEL WITH THE NORTH AND SOUTH CENTERLINE OF SECTION 16;

THENCE NORTH ALONG LAST DESCRIBED PARALLEL LINE A DISTANCE OF 110.29 FEET TO AN INTERSECTION WITH A LINE WHICH IS 100 FEET EASTERLY OF AND PARALLEL WITH SAID SOUTHBOUND MAIN TRACK;

THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 626.83 FEET TO AN INTERSECTION WITH SAID LINE WHICH IS 50 FEET SOUTH OF AND PARALLEL WITH THE EAST AND WEST CENTERLINE OF SECTION 16;

THENCE EAST ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 41.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 73,068 SQUARE FEET (1.7922 ACRES) OF LAND, MORE OR LESS.

BY ACCEPTANCE OF DELIVERY OF THIS INSTRUMENT AND RECORDATION THEREOF, GRANTEE COVENANTS AND AGREES TO REIMBURSE GRANTOR, ITS SUCCESSORS AND ASSIGNS, FIFTY PERCENT (50%) OF THE COST OF MAINTENANCE AND REPAIR OF THE ROADWAY EASEMENT AREA.

DRAINAGE EASEMENT PARCEL

TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF DRAINAGE AND STORM WATER RUNOFF OVER, ONTO, AND ACROSS GRANTOR'S ADJOINING PREMISES, DESCRIBED AS PARCELS F, G, AND H, (EXCEPT THE FEE PARCEL DESCRIBED ABOVE), AS DESCRIBED AND SHOWN ON THE CERTIFIED SURVEY OF CHICAGO GUARANTY SURVEY COMPANY DATED OCTOBER 31, 1975, WHICH IS BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

RAILROAD TRACK EASEMENT PARCEL

TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE RIGHT AND EASEMENT TO USE THE RAILROAD TRACK CURRENTLY EXISTING ON GRANTOR'S ADJOINING PREMISES DESCRIBED AND SHOWN AS PARCEL F ON THE CERTIFIED SURVEY OF CHICAGO GUARANTY SURVEY COMPANY DATED OCTOBER 31, 1975, WHICH IS BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF, INCLUDING THE RIGHT AND EASEMENT, IF GRANTEE SO DESIRES, TO RENEW, INSTALL, MAINTAIN, AND REPAIR SAID RAILROAD TRACK AND FACILITIES, AT ITS SOLE COST, SHOULD GRANTEE UNDERTAKE TO DO SO.

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