

26 960 982

THIS INDEMNITY Witnesseth that the Grantor, ILLINOIS CENTRAL GULF RAILROAD COMPANY, a Delaware Corporation, 233 North Michigan Avenue, Chicago, Illinois 60601, for and in consideration of the sum of THREE HUNDRED TWENTY SEVEN THOUSAND AND NO/100 DOLLARS (\$327,000.00) in hand paid and other valuable consideration, hereby conveys, releases, remises and forever quitclaims to the Grantor, N-I-C-O., INC., a Delaware corporation, having its principal place of business at 60 State Street, Boston, Massachusetts 02109, all its right, title interest and claim in and to the following described lands and property situated in the County of Cook and State of Illinois to wit:

A parcel of land, situated in the East Half of the West Half of Section 34, Township 39 North, Range 1 East of the Third Principal Meridian in Cook County, Illinois, bounded and described as follows:

Beginning at East and West center line of said Section 34, at the point of intersection of said East and West center line with a line which is 256.43 feet, measured perpendicularly, East from and parallel with the West line of said East Half of the West Half of Section 34, aforesaid and running thence North along said parallel line (said parallel line being also an easterly line of a certain parcel of land conveyed to the Chicago and Illinois Western Railroad by deed recorded in the Recorder's Office of Cook County, Illinois, on November 27, 1959, as document No. 17722135), a distance of 766.22 feet; thence West along a line perpendicular to said last described course, a distance of 173.43 feet to an intersection with a line which is 83.09 feet, measured perpendicularly East from and parallel with said West line of the East Half of the West Half of Section 34, aforesaid; thence South along said last mentioned parallel line (said parallel line being also the West line and northward prolongation thereof, of a certain parcel of land conveyed to the Chicago and Illinois Western Railroad by deed recorded in said Recorder's Office on November 20, 1956, as document No. 16759791), a distance of 2929.65 feet to the most southerly corner of said last mentioned parcel of land, thence northwardly along an easterly line of said last mentioned parcel of land, a distance of 277.34 feet to the most southerly corner of said parcel of land conveyed to the Chicago and Illinois Western Railroad by deed recorded in said Recorder's Office as document No. 17722135, said most southerly corner being 155.18 feet, measured perpendicularly East from said West line of the East Half of the West Half of Section 34 aforesaid; thence northwardly along an easterly line of said last mentioned parcel of land, a distance of 210.31 feet to a point 209.92 feet, measured perpendicularly, East from said West line of the East Half of the West Half of Section 34, aforesaid; thence northwardly along an easterly line of said last mentioned parcel of land, a distance of 255.46 feet to a point 241.27 feet, measured perpendicularly East from said West line of the East Half of the West Half of Section 34, aforesaid; thence North along an easterly line of said last mentioned parcel of land, (said easterly line being 241.27 feet, measured perpendicularly, East from and parallel with said West line of the East Half of the West Half of Section 34 aforesaid), a distance of 670.00 feet; thence northwardly along an easterly line of said last mentioned parcel of land, a distance of 176.28 feet to a point 256.43 feet, measured perpendicularly, East from said West line of the East Half of the West Half of Section 34, aforesaid, and thence North along and easterly line of said last mentioned parcel of land, a distance of 593.43 feet to the point of beginning, containing 437,002 square feet (10.0322 acres) of land, more or less.

All as shown on Chicago Guarantee Survey Company plat of survey bearing order No. 8301006 and certified as true by the Chicago Guarantee Survey Company, Illinois Registered Surveyor Corporation No. 1.

69 43 678 D3 829 517 69

Vertical stamps and stamps on the right side of the document. Includes: 'DEPT. OF REVENUE', 'CITY OF CHICAGO', 'REAL ESTATE TRANSACTION TAX', '16352', '81752', '81752', '26 960 982', and '11%'. There are also handwritten numbers '16352' and '81752' written vertically next to the stamps.

11%

BOX 333

GRANTOR reserves for itself, its successors and assigns, its trackage and an easement 20 feet in width being 10 feet in width on each side of the centerline of its track serving Dry Storage Co., as said track located on, over and across the northeasternmost portion of the subject premises with the right to use, operate over and replace or remove railroad tracks and appurtenances thereto together with all reasonable right of access across the premises herein conveyed in order to repair, replace, remove said railroad tracks for so long as required for railroad purposes and until abandoned and the trackage removed.

GRANTEE covenants and agrees with Grantor, its successors and assigns, that Grantee, its successors and assigns, will not construct, install or place or permit the construction, installation or placement of any structure or facility on, under, or across the premises covered by the reserved easement without written consent from Grantor, its successors and assigns, and will not use or permit the use of any of its property in a manner which may interfere with the use of the reserved easement. Without limiting the generality of the foregoing Grantee, its successors and assigns, agree that it will not interfere with the drainage of the property covered by the reserved easement. This covenant shall run with the land and be binding upon Grantee, its successors and assigns.

GRANTOR reserves for itself, its successor, assigns and nominees, all railroad trackage and appurtenances thereto, including ballast, and all other improvements over and across the property hereinabove conveyed, together with an easement for said trackage and appurtenances, including ballast, and access thereto for the purpose of the dismantling and removal of all the aforesaid facilities except such trackage otherwise reserved above for Grantor's operation. This Reservation shall continue for so long as is necessary to complete the removal of said railroad facility, but in no case greater than 90 days from the date of this deed. In the event Grantor has not removed the aforesaid trackage and appurtenances thereto within the 90 days period, Grantee shall inure to all right, title and interest in and to said trackage and appurtenances.

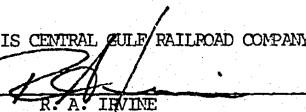
GRANTOR reserves the right for the continued maintenance, replacement and use of all existing driveways, roads, conduits, sewers, water mains, gas lines, electric power lines, wires and other utilities and easements on said premises whether or not of record including the repair, reconstruction and replacement thereof and Grantee agrees not to interfere with the rights herein reserved or any facilities used pursuant thereto. The above reservation does not pertain to the railroad trackage specifically reserved herein and made a part of this deed.

As a part of the consideration hereof, and in accepting this conveyance, the Grantee agrees and binds itself to purchase, affix and cancel any and all documentary stamps of every kind and nature in the amount prescribed by statute, and to pay any and all required transfer taxes and fees incidental to recordation of this instrument.

IN WITNESS WHEREOF, ILLINOIS CENTRAL GULF RAILROAD COMPANY, the Grantor, has caused these presents to be signed by its Vice President, and its corporate seal, duly attested by its Assistant Secretary to be hereunto affixed, they being thereunto duly authorized this 31 day of JANUARY, 1984.

ILLINOIS CENTRAL GULF RAILROAD COMPANY

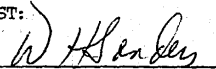
By



R. A. IRVINE
Vice President

ATTEST:

By


W. H. SANDERS
Assistant Secretary

26 960 982

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 R. A. Irvine, personally known to me to be the Vice President of the ILLINOIS CENTRAL GULF RAILROAD COMPANY, a Delaware corporation and W. H. Sanders, personally known to me to be the Assistant 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 under oath that as such Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant 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 seal this 31 day of JANUARY, 1984.

Robert J. Wiley
Notary Public

My Commission Expires:

July 18, 1984

Description Approved:

ICG RAILROADS

Form Approved:

R. R. FOWLER
Attorney

THIS INSTRUMENT PREPARED BY:

R. L. WILEY
Real Estate Department
ILLINOIS CENTRAL GULF RAILROAD COMPANY
233 North Michigan Avenue
Chicago, Illinois 60601

COOK COUNTY, ILLINOIS
FILED FOR RECORDING
1984 FEB -7 14 3 35
Cook County Clerk's Office

Richard W. Olson
RECORDER OF DEEDS
26960982

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