

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

NO. 801  
April, 1980

WARRANTY DEED  
Statutory (ILLINOIS) COOK COUNTY, ILLINOIS  
(Corporation to Corporation) FILED FOR RECORD

*Sidney H. Olson*  
RECORDER OF DEEDS  
26196951

CAUTION: Consult a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness are excluded.

APR 12 PH 5:25

68 63 773M

### THE GRANTOR

APPLETON ELECTRIC COMPANY

Corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 (\$10.00)

DOLLARS,

in hand paid,

and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

EMERSON NEWCO INC.

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 8000 W. Florissant Ave., St. Louis, Missouri, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Subject to those matters shown on Exhibit B attached hereto and by this reference incorporated herein and made a part hereof.

13<sup>00</sup>

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Arthur I. Appleton President, and attested by its Edith-Marie Appleton Secretary, this 23rd day of March, 19 82.

APPLETON ELECTRIC COMPANY

IMPRESS  
CORPORATE SEAL  
1982  
HERE

BY Arthur I. Appleton PRESIDENT

ATTEST: Edith-Marie Appleton SECRETARY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Arthur I. Appleton personally known to me to be the Arthur I. Appleton President of the Appleton Electric Company



corporation, and Edith-Marie Appleton personally known to me to be the Edith-Marie Appleton 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 that as such Arthur I. Appleton President and Edith-Marie Appleton Secretary, 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 23rd day of March, 19 82

Commission expires July 10 1983 Kathleen Henchel NOTARY PUBLIC

This instrument was prepared by Jonathan A. Cohen, 30 N. LaSalle St., Chicago, Il. 60602 (NAME AND ADDRESS)

Alan Klobasa, Esq.  
Emerson Newco Inc.  
(Name)  
8000 W. Florissant Avenue  
(Address)  
St. Louis, Missouri 63116  
(City, State and Zip)

ADDRESS OF PROPERTY:  
2900 N. Paulina  
Chicago, Illinois  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
Emerson Newco Inc.  
8000 W. Florissant, St. Louis, Mo. 63116  
(Address)

EXEMPT UNDER PROVISIONS OF PARAGRAPH 1, SECTION 200.1-286 OR UNDER PROVISIONS OF PARAGRAPH 1, SECTION 200.1-4B OF THE CHICAGO-TRANSACTION TAX ORDINANCE  
AFFIX "RIDERS" OR REVENUE STAMPS HERE  
THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 1, SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT.

26 196 95  
56 96 95  
3  
Kathleen Henchel  
BUYER/SELLER/REPRESENTATIVE

BOX 533

# UNOFFICIAL COPY

TO

WARRANTY D.  
Corporation to Cor.

## EXHIBIT A

PARCEL 1:  
THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 3/4 OF THE NORTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WEST LINE OF NORTH PAULINA STREET WHICH IS 132 FEET NORTH OF THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SAID WEST 3/4 AND RUNNING THENCE WEST PARALLEL WITH THE ABOVE MENTIONED SOUTH LINE A DISTANCE OF 300 FEET; THENCE NORTHWESTERLY A DISTANCE OF 187.38 FEET TO A POINT WHICH IS 400 FEET WEST OF SAID WEST LINE OF NORTH PAULINA STREET AND 289.43 FEET NORTH OF SAID ABOVE MENTIONED SOUTH LINE; THENCE EAST A DISTANCE OF 240.59 FEET TO A POINT 288.45 FEET NORTH OF SAID ABOVE MENTIONED SOUTH LINE; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF NORTH PAULINA STREET, A DISTANCE OF 53.45 FEET; THENCE EAST PARALLEL WITH SAID ABOVE MENTIONED SOUTH LINE A DISTANCE OF 90 FEET; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF NORTH PAULINA STREET, A DISTANCE OF 53 FEET; THENCE EAST PARALLEL WITH SAID ABOVE MENTIONED SOUTH LINE A DISTANCE OF 69.40 FEET TO A POINT ON SAID WEST LINE OF NORTH PAULINA STREET WHICH IS 50 FEET NORTH OF THE PLACE OF BEGINNING AND THENCE SOUTH ON SAID WEST LINE OF STREET A DISTANCE OF 50 FEET TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 2:

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 3/4 OF THE NORTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WEST LINE OF NORTH PAULINA STREET WHICH IS 122 FEET NORTH OF SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 3/4 OF THE NORTH EAST 1/4 AFORESAID AND RUNNING THENCE WEST ALONG A LINE PARALLEL TO SAID SOUTH LINE A DISTANCE OF 568.44 FEET; THENCE SOUTHWESTWARDLY A DISTANCE OF 58.64 FEET TO A POINT WHICH IS 570.53 FEET WEST OF SAID WEST LINE OF NORTH PAULINA STREET AND 63.38 FEET NORTH OF SAID SOUTH LINE; THENCE WESTWARDLY A DISTANCE OF 60.79 FEET TO A POINT WHICH IS 631.30 FEET WEST OF SAID WEST LINE OF NORTH PAULINA STREET AND 64.32 FEET NORTH OF SAID SOUTH LINE; THENCE NORTHEASTWARDLY A DISTANCE OF 132.33 FEET TO A POINT WHICH IS 611.96 FEET WEST OF SAID WEST LINE OF NORTH PAULINA STREET AND 195.43 FEET NORTH OF SAID SOUTH LINE; THENCE NORTHEASTWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 147.58 FEET AND CONVEX NORTHWESTWARDLY A DISTANCE OF 173.77 FEET TO A POINT WHICH IS 474.57 FEET WEST OF SAID WEST LINE OF NORTH PAULINA STREET AND 286.24 FEET NORTH OF SAID SOUTH LINE; THENCE EASTWARDLY ALONG A STRAIGHT LINE TANGENT TO THE ABOVE DESCRIBED ARC A DISTANCE OF 76.66 FEET TO A POINT WHICH IS 397.91 FEET WEST OF SAID WEST LINE OF NORTH PAULINA STREET AND 286.13 FEET NORTH OF SAID SOUTH LINE; THENCE SOUTHEASTWARDLY A DISTANCE OF 183.47 FEET TO A POINT WHICH IS 300 FEET WEST OF SAID WEST LINE OF NORTH PAULINA STREET AND 132 FEET NORTH OF SAID SOUTH LINE; THENCE EAST ALONG A LINE PARALLEL TO SAID SOUTH LINE A DISTANCE OF 300 FEET TO SAID WEST LINE OF NORTH PAULINA STREET AND THENCE SOUTH ALONG SAID WEST LINE OF NORTH PAULINA STREET, A DISTANCE OF 10 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

26 196 951

Office

## EXHIBIT B

1. CONDITIONS, COVENANTS AND RESTRICTIONS OF RECORD.
2. GENERAL TAXES FOR THE YEAR 1981 AND SUBSEQUENT YEARS.
3. RIGHTS OF THE PUBLIC IN THE STREETS AND ALLEYS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 2778967 OF BLOCKS 1 AND 2 OF WAHRHEIMS SUBDIVISION OF PART EAST OF RAILROAD OF THE WEST 3/4 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 30, TOWNSHIP 23 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
(AFFECTS PARCEL 1).
4. SWITCH TRACKS ALONG THE NORTH LINE OF PREMISES AND RIGHTS OF PERSONS OR CORPORATIONS UNDER SWITCH TRACK AGREEMENTS REFERRED TO IN TRUST FROM ILLINOIS MALLEABLE IRON COMPANY, A CORPORATION OF ILLINOIS, TO CHICAGO BANK OF COMMERCE, RECORDED JANUARY 16, 1932 AS DOCUMENT 11032958.  
(AFFECTS PARCEL 1).
5. RAILROAD RIGHTS OF WAY, SWITCH AND STOP TRACKS, IF ANY.  
(AFFECTS PARCEL 2).
6. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR ROAD PURPOSES.  
(AFFECTS PARCEL 2).
7. EASEMENT IN FAVOR OF CHICAGO NORTHWESTERN RAILWAY COMPANY FOR A SWITCH TRACK ON AND ALONG THE WESTERN BOUNDARY OF THE LAND AND OTHER PROPERTY AS DISCLOSED BY QUIT CLAIM DEED FROM AUGUST S. WEHRHEIM AND GERTRUDE, HIS WIFE, TO ILLINOIS MALLEABLE IRON COMPANY DATED AND RECORDED MAY 20, 1910 AS DOCUMENT 4565097, WHEREIN GRANTORS RESERVE THE RIGHT TO USE SAID SWITCH TRACK IN COMMON WITH THE GRANTEE THEREIN.  
(AFFECTS PARCEL 2).
8. AGREEMENT DATED JUNE 15, 1931 AND RECORDED JUNE 26, 1931 AS DOCUMENT 10928013 MADE BY ILLINOIS MALLEABLE IRON COMPANY WITH CHICAGO TITLE AND TRUST COMPANY RELATING TO USE OF SWITCH TRACKS.  
(AFFECTS PARCEL 2).
9. AGREEMENT DATED DECEMBER 21, 1948 AND RECORDED FEBRUARY 7, 1949 AS DOCUMENT 14492136 MADE BY ILLINOIS MALLEABLE IRON COMPANY WITH DANA S. WILLIS, RELATING TO USE OF SWITCH TRACKS.
10. FRANCHISE TAX IN FAVOR OF THE STATE OF ILLINOIS AGAINST APPLETON ELECTRIC COMPANY, A CORPORATION OF ILLINOIS.

26 196 951

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
                          ) ss.  
COUNTY OF COOK    )

Jay Gilbert, being first duly sworn on oath deposes and says that:

1. Affiant resides at 30 North LaSalle Street, Chicago, Illinois.
2. That he is agent of grantor in a deed dated the 23rd day of March, 1982, conveying the property described on Exhibit A attached hereto.
3. That the instrument aforesaid is exempt from the provisions of "An Act to Revise the Law in Relation to Plats" approved March 31, 1874, as amended, for the reason that said deed is a conveyance of an existing parcel or tract of land, the same having been acquired by the grantor in the above mentioned deed by:
  - A. Deed dated September 18, 1964 and recorded as Document No. 19225581.

Further affiant sayeth not.

*Jay Gilbert*  
\_\_\_\_\_

Subscribed and sworn to before me this 23<sup>rd</sup> day of March, 1982.  
*Robert Henchel*  
\_\_\_\_\_  
Notary Public  
COOK COUNTY, ILL.

Property of Cook County Clerk's Office  
1982 196 951

# UNOFFICIAL COPY

## EXHIBIT A

### PARCEL 1:

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 3/4 OF THE NORTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF NORTH PAULINA STREET WHICH IS 132 FEET NORTH OF THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SAID WEST 3/4 AND RUNNING THENCE WEST PARALLEL WITH THE ABOVE MENTIONED SOUTH LINE A DISTANCE OF 300 FEET; THENCE NORTH EASTERLY A DISTANCE OF 187.38 FEET TO A POINT WHICH IS 400 FEET WEST OF SAID WEST LINE OF NORTH PAULINA STREET AND 289.43 FEET NORTH OF SAID ABOVE MENTIONED SOUTH LINE; THENCE EAST A DISTANCE OF 240.59 FEET TO A POINT 288.45 FEET NORTH OF SAID ABOVE MENTIONED SOUTH LINE; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF NORTH PAULINA STREET, A DISTANCE OF 53.45 FEET; THENCE EAST PARALLEL WITH SAID ABOVE MENTIONED SOUTH LINE A DISTANCE OF 90 FEET; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF NORTH PAULINA STREET, A DISTANCE OF 53 FEET; THENCE EAST PARALLEL WITH SAID ABOVE MENTIONED SOUTH LINE A DISTANCE OF 69.40 FEET TO A POINT ON SAID WEST LINE OF NORTH PAULINA STREET WHICH IS 50 FEET NORTH OF THE PLACE OF BEGINNING AND THENCE SOUTH ON SAID WEST LINE OF STREET A DISTANCE OF 50 FEET TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS

ALSO

### PARCEL 2:

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 3/4 OF THE NORTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF NORTH PAULINA STREET WHICH IS 122 FEET NORTH OF SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 3/4 OF THE NORTH EAST 1/4 AFORESAID AND RUNNING THENCE WEST ALONG A LINE PARALLEL TO SAID SOUTH LINE A DISTANCE OF 568.44 FEET; THENCE SOUTHWESTWARDLY A DISTANCE OF 58.64 FEET TO A POINT WHICH IS 570.53 FEET WEST OF SAID WEST LINE OF NORTH PAULINA STREET AND 63.38 FEET NORTH OF SAID SOUTH LINE; THENCE WESTWARDLY A DISTANCE OF 60.79 FEET TO A POINT WHICH IS 631.30 FEET WEST OF SAID WEST LINE OF NORTH PAULINA STREET AND 64.32 FEET NORTH OF SAID SOUTH LINE; THENCE NORTHEASTWARDLY A DISTANCE OF 132.33 FEET TO A POINT WHICH IS 611.96 FEET WEST OF SAID WEST LINE OF NORTH PAULINA STREET AND 195.42 FEET NORTH OF SAID SOUTH LINE; THENCE NORTHEASTWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 147.58 FEET AND CONVEX NORTHWESTWARDLY A DISTANCE OF 173.77 FEET TO A POINT WHICH IS 474.57 FEET WEST OF SAID WEST LINE OF NORTH PAULINA STREET AND 286.24 FEET NORTH OF SAID SOUTH LINE; THENCE EASTWARDLY ALONG A STRAIGHT LINE TANGENT TO THE ABOVE DESCRIBED ARC A DISTANCE OF 76.66 FEET TO A POINT WHICH IS 397.91 FEET WEST OF SAID WEST LINE OF NORTH PAULINA STREET AND 286.13 FEET NORTH OF SAID SOUTH LINE; THENCE SOUTHEASTWARDLY A DISTANCE OF 183.47 FEET TO A POINT WHICH IS 300 FEET WEST OF SAID WEST LINE OF NORTH PAULINA STREET AND 132 FEET NORTH OF SAID SOUTH LINE; THENCE EAST ALONG A LINE PARALLEL TO SAID SOUTH LINE A DISTANCE OF 300 FEET TO SAID WEST LINE OF NORTH PAULINA STREET AND THENCE SOUTH ALONG SAID WEST LINE OF NORTH PAULINA STREET, A DISTANCE OF 10 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

26 196 951

END OF RECORDED DOCUMENT