

# UNOFFICIAL COPY

283

27312231

## SPECIAL WARRANTY DEED

THE GRANTOR, U S Y & T INDUSTRIES, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, REMISES, RELEASES, ALIENS and CONVEYS unto the GRANTEE, SOUTH SIDE ENTERPRISES, INC., a corporation of Illinois, whose address is 4513 S. Halsted, Chicago, Illinois, this 26th day of October, 1984, that real estate situated in the City of Chicago, County of Cook and State of Illinois, legally described as follows:

### ARTICLE I

#### LEGAL DESCRIPTION

Lot 7 in Donovan Industrial Park, being a Subdivision of a part of each of Lots 3, 4, 5, 6, 7, 8, 9 and 10 in Stock Yards Subdivision of the East 1/2 of Section 5, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

together with all and singular the hereunto and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainders, rents; issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of said Grantor, either in law or in equity, of, in and to the above described real estate: TO HAVE AND TO HOLD said real estate as above described subject, however, to the further provisions of this deed.

### ARTICLE II

#### MATTERS TO WHICH CONVEYANCE IS SUBJECT

This conveyance is made subject to:

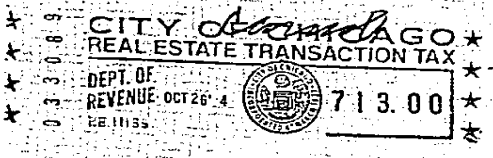
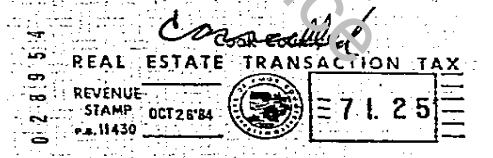
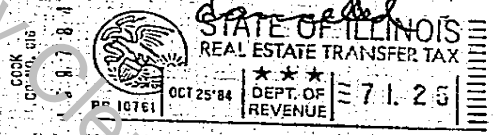
- 1) General taxes for the year 1984 and subsequent years;
- 2) Covenants, conditions, and restrictions of record;
- 3) Electric, telephone and other utility easements of record;

THIS INSTRUMENT WAS PREPARED BY AND MAIL TO:

BRIAN L. RIEGER  
SUITE 4950  
ONE FIRST NATIONAL PLAZA  
CHICAGO, ILLINOIS 60603

PERMANENT INDEX NO.:

20-05-200-114



20-05-200-114

TICOR 191753

RETURN TO: CHARLES J. VACHOUT, JR  
TICOR TITLE INSURANCE COMPANY  
69 WEST WASHINGTON STREET  
CHICAGO, ILLINOIS 60602

Ex 15

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- 4) Grantor hereby reserves to itself, its successors, grantees and assigns, and to all those to whom have heretofore been granted and to all those to whom may hereafter be granted easement rights, an easement in perpetuity over, under, across, along and upon that portion of the above real estate described as "Railroad Track" on Plat of Survey dated September 21, 1984, prepared by Chicago Guarantee Survey Company (Order No. 8408018), for the purposes of installing, constructing, reconstructing, extending, enlarging, altering, repairing and maintaining tracks, switches, signals and all equipment appurtenant or necessary thereto, and for the operation thereon of railroad engines, cars and all equipment appurtenant or necessary thereto;
- 5) Acts done or suffered by Grantee or anyone claiming by, through, under or against it.

ARTICLE III

COVENANTS RUN WITH THE LAND

The restrictive covenants set forth in Article II hereof are intended to be and shall be construed as covenants running with the subject real estate hereby conveyed and binding upon the parties hereto, their successors, grantees, and assigns, while the owner, owners, and occupants of the subject real estate hereby conveyed, or any part hereof. The covenants herein are not to be construed as personal but as running with the subject real estate.

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Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

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 VICE President, and attested by its ASSISTANT Secretary, this 20th day of OCTOBER, 1984.

USY & T INDUSTRIES, INC.

By [Signature]  
VICE President

ATTEST:

[Signature]  
Asst. Secretary

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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 WILLIAM NORMAN WOOD PRINCE, VICE President, and BRIAN L. RIEGER, ASST. Secretary of the said USY & T INDUSTRIES, INC., who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such VICE President and ASST. Secretary, appeared before me this day in person and acknowledged that they signed, sealed, and delivered said instrument as their 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 26<sup>th</sup> day of OCTOBER, 1984.

*Harold J. Schultz*  
Notary Public

My Commission expires:  
April 5, 1985

Property of Cook County Clerk's Office

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END OF RECORDED DOCUMENT