

GEORGE E. COLE  
LEGAL FORMS

NO. 801  
April, 1980

WARRANTY DEED  
Statutory (ILLINOIS)  
(Corporation to Corporation)

27320433

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

THE GRANTOR Axia Incorporated,  
formerly known as Bliss & Laughlin  
Incorporated

a corporation created and 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 Ten (\$10.00)

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  
Bliss & Laughlin Steel Company

(The Above Space For Recorder's Use Only)

a corporation organized and existing under and by virtue of the laws of the State of Illinois  
having its principal office at the following address 122 West 22nd Street,  
Oak Brook, Illinois, the following described Real Estate situated in the County of  
Cook and State of Illinois, to wit:

See Legal Description consisting of three (3) pages attached hereto  
as Exhibit "A" and made a part hereof by reference.

Subject to: see Covenants, Conditions, and Restrictions of Record  
consisting of six (6) pages attached hereto as Exhibit "B" and made  
a part hereof by reference.

Exempt under provisions of Paragraph 1, Section 4,  
Real Estate Transfer Tax Act.

October 23, 1984 Elizabeth L. Corey, attorney  
Date Buyer, Seller or Representative

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 Vice President, and attested by its Assistant Secretary, this 19<sup>th</sup>  
day of October, 19 84

IMPRESS CORPORATE SEAL HERE  
Axia Incorporated (NAME OF CORPORATION)  
BY Donald B. Moritz Senior Vice-President  
ATTEST: Raymond J. Kulla Assistant 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 Donald M. Moritz personally known to  
me to be the Vice President of the Axia Incorporated

IMPRESS NOTARIAL SEAL HERE  
corporation, and Raymond J. Kulla 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 that as such Vice-  
President and Assistant Secretary, they signed and delivered the said instru-  
ment 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 19<sup>th</sup> day of October, 19 84

NOTARY PUBLIC STATE OF ILLINOIS  
Commission expires 19 Elizabeth L. Corey  
NOTARY PUBLIC

This instrument was prepared by Elizabeth L. Corey, 180 N. La Salle Street,  
Chicago, Illinois 60601

MAIL TO: E. Corey (Name)  
180 N. LaSalle Suite 3800 (Address)  
Chicago, IL 60601 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 286

ADDRESS OF PROPERTY:  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
Raymond J. Kulla  
122 West 22nd Street  
Oak Brook, Illinois 60521

EXEMPT UNDER PROVISIONS OF PARAGRAPH 1, SECTION 4 OF THE CHICAGO TRANSACTION TAX ORDINANCE.

27320433

Elizabeth L. Corey  
Buyer, Seller or Representative

October 23, 1984  
Date

TICOR 191735

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## EXHIBIT "A"

### PARCEL 1:

Lots 1 and 3 in the Buda Company's Subdivision of part of the County Clerk's Subdivision of Unsubdivided lands in the Northeast 1/4 of Section 17, Township 36 North, Range 14 East of the Third Principal Meridian except that part of said Block 1, bounded and described as follows:

Beginning at the point of intersection of the Northwesterly line of Block 1 with a line 440.86 feet North from and parallel with the South line of said Northeast 1/4 of Section 17, said point being 230.80 feet Northeasterly of the Southwest corner of Block 1, as measured along said Northwesterly line of Block 1; thence East along said line 440.86 feet North from and parallel with the South line of the Northeast 1/4 of Section 17, a distance of 265.96 feet to the Northeast corner of a brick building; thence South along a line forming an angle of 89 degrees 41 minutes 50 seconds from East to South with last described parallel line, a distance of 27.07 feet; thence East along a straight line, a distance of 517.81 feet to a point 416.53 feet North from the said South line of the Northeast 1/4 of Section 17, as measured at right angles to said South lines; thence North along a straight line, perpendicular to last described line a distance of 42.47 feet; thence East along a straight line, perpendicular to the last described line, a distance of 92.49 feet; thence Southeasterly along a straight line, forming an angle East to the Southeast of 8 degrees 45 minutes 17 seconds with last described line, distance of 45.03 feet; thence Southeasterly along a curved line, convex to the Northeast, tangent to last described straight line and having a radius of 383.07 feet, a distance of 225.42 feet to a point on the Northeasterly line of said Block 1, said point being 38.06 feet Northwesterly of the most Easterly corner of said Block 1, as measured along said Northeasterly line; thence Northwesterly along said Northeasterly line of Block 1, a distance of 846.82 feet; thence continuing along said Northeasterly line of Block 1, being a curved line convex to the Southwest and having a radius of 306.57 feet a distance of 309.36 feet to the Northerly corner of said Block 1; thence Southwesterly along the aforesaid Northwesterly line of Block 1, being also the Easterly line of Commercial Avenue, a distance of 774.36 feet to the point of beginning; and also except that part of said Block 1, bounded and described as follows:

Beginning at a point which is 266.50 feet North, measured at right angles, from the said South line of Northeast 1/4 of Section 17 and which is 339 feet East of the intersection of said South line of Northeast 1/4 and the Easterly line of the right of way of the Illinois Central Railroad; thence North along a line which is at right angles to said South line of the Northeast 1/4, a distance of 9.70 feet; thence West along a line parallel with said South line 163.05 feet to the Easterly line of Commercial Avenue; thence in a Southwesterly direction along said Easterly line of Commercial Avenue 53.25 feet to the Southwest corner of said Block 1, said point being 244.92 feet Northeasterly of the said South line of Northeast 1/4 as measured along said Easterly line of Commercial Avenue;

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Thence Northeasterly along a curved line, convex to the North, and having a radius of 800 feet, a distance of 194.96 feet to the point of beginning in Cook County, Illinois.

#### PARCEL 2:

That part of Lot 1 of Buda Company's Subdivision of part of the County Clerk's Subdivision of unsubdivided lands in the Northeast 1/4 of Section 17, Township 36 North, Range 14 East of the Third Principal Meridian described as follows:

Beginning at a point in the Southwest corner of said Lot 1, said point being on the Easterly line of Commercial Avenue and 244.92 feet Northeasterly from the South line of said Northeast 1/4; thence Northeasterly along said East line of said Commercial Avenue, a distance of 53.25 feet; thence Easterly along a line a distance of 163.05 feet; thence South a distance of 9.7 feet to the South line of said Lot 1; thence Southwesterly along a curved line convex to the North having a radius of 800 feet for a distance of 194.96 feet to the place of beginning, all in Cook County, Illinois.

#### PARCEL 3:

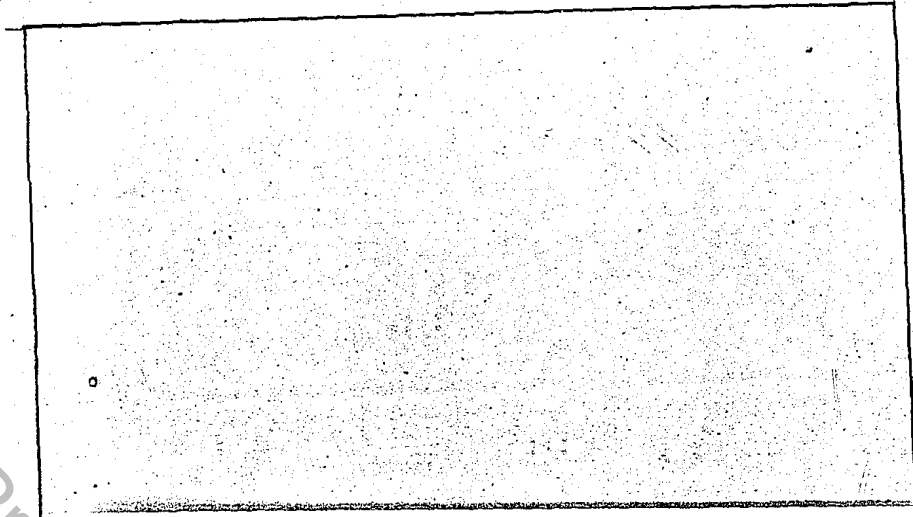
Lots 11, 13, 14 and 15 in County Clerk's Division of unsubdivided lands in the Northeast 1/4 of Section 17 Township 36 North, Range 14 East of the Third Principal Meridian, lying Easterly of the Illinois Central Railroad, according to the plat recorded May 29, 1895 in Book 61 of plats page 46 as document 2222480.

#### PARCEL 4:

All that portion of Lot 12 bounded and described as follows, to wit:

Beginning at a point on the North side of 155th Street where the Westerly line of the right of way of the Calumet Terminal Rail Road (now Baltimore and Ohio Chicago Terminal Rail Road) intersects said street running along said Western line of said right of way in a Northwesterly direction a distance of 208.4 feet; thence Westerly a distance of 87 feet to the Northeast corner of Lot 11 of said unsubdivided lands; thence South a distance of 47.5 feet; thence Easterly along the North line of Lots 13 and 14 of said unsubdivided lands a distance of 103.7 feet; thence Southeasterly along the Northeast boundary line of said Lot 14 a distance of 36.2 feet; thence South along the Eastern boundary line of said Lot 14 to the North line of 155th Street; thence East along said North line of 155th Street a distance of 79.23 feet to the place of beginning in the County Clerk's Division of unsubdivided lands in the Northeast 1/4 of Section 17 aforesaid, according to plat recorded May 22, 1895 in Book 61 of plats page 46 as document 2222480.

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PARCEL 5:

A portion of land described as follows:

Beginning at a point on the West line of Lot 11 of County Clerk's Division of unsubdivided land in the Northeast 1/4 of Section 17, Township 36 North Range 14, East of the Third Principal Meridian lying East of the Illinois Central Rail Road, which point is 172.5 feet South of the North line of said Lot 11; thence South along said West line extended for a distance of 8.27 feet; thence 400.00 feet East along a line approximately parallel to the center line of 155th Street; thence North along the East line of said Lot 11 extended 8.42 feet to a point 172.5 feet South of the North line of said Lot 11; thence West 400.00 feet, more or less, along the North line of 155th Street to place of beginning all in the City of Harvey, all in Cook County, Illinois.

PARCEL 6:

That part of Lot 12 lying North of the North line of Lot 11 and North of said North line of Lot 11 extended East to the West line of Chicago Central and Calumet Terminal Railroad (now Baltimore and Ohio Chicago Terminal Railroad) right of way in County Clerk's Division of unsubdivided lands in the Northeast 1/4 of Section 17, Township 36 North Range 14, East of the Third Principal Meridian, and East of the Illinois Central Railroad, described as follows:

Commencing at a point on the West line of the right of way of the Baltimore and Ohio Chicago Terminal Railroad, 208.4 feet Northwest from the point of intersection of the West line of said right of way with the North line of 155th Street and measured along the West line of said right of way; thence West along a line parallel to said North line of 155th Street a distance of 168 feet; thence North along a line at right angle to said North line of 155th Street, 129.43 feet; thence East along a straight line 41. feet, more or less, to the aforementioned West right of way line of the Baltimore and Ohio Chicago Terminal Railroad; thence Southeasterly along said West right of way line to the point of beginning, in Cook County, Illinois.

Permanent Tax Number: 29-17-214-015                      Volume: 209  
(Affects Parcels 3, 4, 5 and 6 and other property)

Permanent Tax Number: 29-17-214-021  
(Affects Parcel 2)

Permanent Tax Number: 29-17-214-022  
(Affects Parcel 1)

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Exhibit B

1. Railroad rights of way and easements for switch and spur track, if any, as disclosed by agreement between Illinois Central Railroad and the Buda Company dated November 20, 1919 and recorded February 18, 1920 as Document 6739180 and all charges which may accrue under said agreement.

(Affects Parcel 1)

2. Conditions relating to the use of premises and manufacture, sale of intoxicating drinks thereon contained in deeds from Trustees of Harvey Land Association to the Buda Foundry and Manufacturing Company dated December 2, 1890 and recorded June 9, 1891 as document 1483931 also dated July 30, 1891 and recorded August 18, 1891 as document 1521724 and in deed to said Company dated June 21, 1909 and recorded August 29, 1917 as document 6182115.

Note: Said instrument provides for a reversion of title in case of breach of condition.

(Affects Block 1, Parcel 1)

Said covenants, conditions and restrictions provide for a reversion of title in the event of a breach thereof.

3. Agreement entered into by and between the Illinois Central Railroad Company and the Buda Foundry and Manufacturing Company dated April 2, 1906 and recorded October 20, 1906 as document 3942398 relative to the installation of switch tracks over and upon Lot 18 in said County Clerks Subdivision and to the keeping thereof.

(Affects Block 1, Parcel 1)

4. Conditions relating to the Use of premises and manufacture, sale etc. of intoxicating drinks thereon etc. contained in deeds from Trustees of Harvey Land Association dated January 22, 1900 and recorded February 9, 1900 as Document 2922756 conveying part of Lot 12 in County Clerks Subdivision.

Note: Said instrument contains no provision for a forfeiture or reversion of title in case of breach of condition.

(Affects Block 1, Parcel 1)

Said covenants, conditions and restrictions do not provide for a reversion of title in the event of a breach thereof.

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5. Agreement made by Bliss & Laughlin Inc., a Corporation of Delaware with the Buda Company, a Corporation of Illinois, dated May 13, 1941 and recorded May 19, 1941 as document 12683800 for party walls between that part of premises in question contained in Lot 12 in said County Clerks Subdivision and property East and adjoining.

(Affects Block 1, Parcel 2 and Parcel 6)

6. Covenants, conditions and restrictions contained in a Deed.  
Executed By: Trustees of Harvey Land Association  
Recorded : June 29, 1893 Document: 1893586

Said covenants, conditions and restrictions relate, among other things, to the following:

Use of premises in question and manufacture, sale etc. of intoxicating drinks thereon.

Said covenants, conditions and restrictions do not provide for a reversion of title in the event of a breach thereof.

(Affects Block 3, Parcel 1)

7. Covenants and restrictions contained in deed dated December 11, 1890 and recorded June 29, 1893 as document 1893587 made by Trustees of Harvey Land Association to Turlington W. Harvey relating to the use and character of buildings to be erected on said premises and manufacture, sale etc. of intoxicating drinks thereon.

Said covenants, conditions and restrictions do not provide for a reversion of title in the event of a breach thereof.

(Affects Parcels 1-7)

8. Reservation of rights, easements and right of way for switch tracks and other railroad track rights across part of Lot 17 aforesaid contained in quit claim deed from Bliss and Laughlin, Inc. to the Buda Company dated May 12, 1941 and recorded May 19, 1941 as Document 12683801.

(Affects Block 1, Parcel 1 and Parcel 7)

9. An easement affecting the portion of subject property and for the purposes stated herein.  
In favor of: Buda Company and Bliss & Laughlin  
For : Perpetual use of switch tracks for switching purposes  
Recorded : March 19, 1929 Document: 10,313,201  
Affects : Blocks 1 and 3, Parcel 1

10. Covenants, conditions and restrictions contained in a Deed.  
Executed By: Trustees of the Harvey Land Association  
Recorded : November 28, 1892 Document: 1776238

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Said covenants, conditions and restrictions relate, among other things, to the following:

Use and character of buildings to be erected upon the premises and the sale of intoxicating liquors, gambling and immoral practices.

And set forth in the Deed.

Executed By : Trustees of the Harvey Land Association  
Recorded : December 7, 1894  
Document : 2143986

And set forth in the Deed.

Executed By : Trustees of the Harvey Land Association  
Recorded : July 21, 1899  
Document : 2847824

And set forth in the Deed.

Executed By : The Trustees of the Harvey Land Association  
Recorded : October 31, 1891  
Document : 1561409

(Affects Parcels 2 and 3)

11. Perpetual easement and right to use the switch track over premises in question and other property as then laid out granted to the owners of property adjoining by a switching contract and deed dated October 14, 1891 and recorded June 29, 1893 in as Document 1893589, between Charles T. Craver and the Trustees of the Harvey Land Association.

(Affects Parcel 1 - 7)

12. Deed or contract dated September 24, 1894 and recorded December 7, 1894 in Book 5134, Page 216 by Trustees of Harvey Land Association conveying and warranting to Bliss & Laughlin the perpetual right to use the railroad tracks as then laid over East and North of the Bliss & Laughlin property and also over land of Charles Craver in accordance with switch contract dated October 14, 1891 between Craver and said Association referred to in deed recorded April 26, 1911 as Document 4747594.

(Affects Parcel 1 - 6)

13. Easement for switch track purposes across said premises to connect with the Illinois Central Rail Road referred to in deed recorded April 26, 1911 as Document 4747594 and by deed from Hotchkiss Blue and Company a Corporation of Illinois, to the Buda Company recorded April 7, 1923 as Document 5170332.

(Affects Parcels 1 - 6)

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14. Switching rights and restrictions contained in contract made by Samuel E. Bliss and John L. Laughlin of the one part and David B. Lyman and Gilbert B. Shaw as Trustees of the Harvey Land Association, of the other part dated September 24, 1894 and recorded December 7, 1894 as Document 2143985.

(Affects Parcels -7)

15. Covenants, conditions and restrictions contained in a Deed. Executed By: Chicago Title and Trust Company as substituted Trustee of Harvey Land Association  
Recorded : February 13, 1929 Document: 10,282,599

Said covenants, conditions and restrictions relate, among other things, to the following:

Use and character of buildings to be erected on said premises, the sale of intoxicating liquors, gambling and immoral practices thereon.

(Affects Parcels 2 - 5)

16. An easement affecting the portion of subject property and for the purposes stated herein.  
In favor of: Allis - Chalmer Corporation  
For : Maintenance, repair, inspection and replacement of gas meter house  
Recorded : October 27, 1971 Document: 21,687,563  
Affects : Northwest corner Block 1, Parcel 1.

17. An easement affecting the portion of the subject property, stated herein in favor of the Commonwealth Edison Company for pole lines, conduits and incidental purposes.  
Recorded: January 17, 1977 Document: 23,790,590  
Affects : Portions of Block 1 and 3, Parcel 1, as drawn on Exhibit A to easement.

18. Rights of the State of Illinois, the municipality and the public, in and to that part of the subject property which may fall in streets and highways.

19. Party wall rights, as disclosed by our inspection.  
Location: As disclosed by documents.

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20. Grant from Harvey Land Association to Harvey Transit Company dated March 28, 1894 and recorded November 19, 1894 as Document 2135442 of switching rights on and over the switch tracks over and across part of Lots 12 and 17 in County Clerk's Subdivision.

(Affects Blocks 1 and 3, Parcel 1 and Parcel 6)

21. Grant from the Harvey Land Association to the Harvey Transit Company, dated March 28, 1894 and recorded November 19, 1894 as Document 2135422, of switching rights on and over the switch tracks over and across premises in question.

For further particulars see record.

(Affects Parcel 7)

Property of Cook County Clerk's Office

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END OF RECORDED DOCUMENT