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DEPT-01 RECORDING \$15
T#4444 TRAN 1662 12/21/87 14:30
#2370 # D *-87-668423
COOK COUNTY RECORDER

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Property

SPECIAL WARRANTY DEED

THIS INDENTURE made this 11th day of December, 1987, between The BOC Group, Inc., a Delaware corporation (hereinafter referred to as "Grantor"), successor by name change to Airco, Inc. and successor by merger to Airco, Inc., a New York corporation, and John M. Zawalinski, a bachelor (hereinafter referred to as "Grantee") having an address for the receipt of real estate tax bills of 33 North LaSalle Street, Chicago, Illinois 60603.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, does hereby grant, bargain, convey and sell unto said Grantee the following described real property commonly known as 1801 West Sixteenth Street, Broadview, Illinois, with said real property including property tax index numbers: 15-22-125-004 and 15-22-125-005 located in the east half of the northwest quarter of Section 22, Township 39 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois and more particularly described as the East Parcel in a survey prepared by Thomas E. Hagansee, Illinois Registered Land Surveyor No. 2419, of Hagansee Surveying Group Ltd., Job No. 363-801 dated August 17, 1987 (hereinafter referred to as "Survey") and by metes and bounds on said Survey as:

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That part of Lot 186 in Broadview, a subdivision of that part of the east half of the northwest quarter of Section 22, Township 39 North, Range 12 East of the Third Principal Meridian, lying south of railroad, taken as a tract and described as follows: commencing at a point in the west line of the east 17.00 feet of the west half of said northwest quarter; said point being 446.33 feet north of the south line of said northwest quarter; thence east along a line which forms an angle of 84° 09' 34" with the last described line (measured from south to east), a distance of 152.32 feet; thence southeasterly along a line which forms an angle of 178° 14' 42" with the last described line (measured from west to southeast), to a point on the southerly line of the Illinois Central Railroad:

BOX 334-87-668423

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Property of Cook County Clerk's Office

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(said southerly line also being the northeasterly line of Lot 186) thence southeasterly along the southerly line to a point 643.05 feet from said southerly line's point of intersection with the north line of the south 33.00 feet of said Lot 186 for a place of beginning; thence continuing southeasterly along said southerly line, 643.05 feet to its intersection with the north line of the south 33.00 feet of said Lot 186; thence west along the said north line of the south 33.00 feet of Lot 186 to its point of intersection with a line 300.00 feet east of and parallel with the west line of said Lot 186, (said west line of Lot 186 also being the west line of the east half of the northwest quarter of said section 22) thence north along said parallel line 311.44 feet; thence southeasterly along a line which forms an angle of $73^{\circ} 21' 53''$ with the last described line (measured from south to southeast), to a point on the southerly line of said Illinois Central Railroad and the place of beginning, excepting therefrom the following parcel: that part of the east half of the northwest quarter of said section 22, described as follows: beginning at a point which is described as being 300.00 feet east of the west line of the east half of the aforesaid northwest quarter and 40.00 feet north of the south line of the east half of the aforesaid northwest quarter; thence easterly along a line parallel with and 40.00 feet north of the south line of the east half of the aforesaid northwest quarter to its intersection with the arc of a circle whose radius is 50.00 feet and whose radius point is 90.00 feet north of the south line of the east half of the aforesaid northwest quarter and 426.45 feet west of the east line of the east half of the aforesaid northwest quarter; thence along the arc of the aforesaid circle, a distance of 39.76 feet to its intersection with the arc of a circle having a radius of 55.00 feet and whose radius point is 16.50 feet north of the south line of the east half of the aforesaid northwest quarter and 351.47 feet west of the east line of the east half of the aforesaid northwest quarter; thence northeasterly and southeasterly along the arc of the just described circle to its intersection with a line parallel with and 33.00 feet north of the south line of the east half of the aforesaid northwest quarter; thence westerly along said line parallel with and 33.00 feet north of the south line of the east half of the aforesaid northwest quarter to a point 300.00 feet east of the west line of the east half of the aforesaid northwest quarter; thence northerly along a line parallel with and 300.00 feet east of the west line of the east half of the aforesaid northwest quarter to the point of beginning, in Cook County, Illinois together with the tenements and appurtenances thereunto belonging, subject to: (i) the boundary line of Sixteenth Street, (ii) easement granted to Northern Illinois Gas Company dated September 30, 1975 and recorded November 3, 1975 as Document No. 2327842, (iii) encroachment by the concrete walk over the southerly property line of the said real property, (iv) encroachment of the concrete walk, concrete loading dock area and three walls over the aforementioned Northern Illinois Gas Company easement, (v) rights-of-way for railroads, switch tracks and spur tracks with rights of any railroad servicing said real property to the ties, rails, etc. along with the rights of any railroad or others to use said rail facilities, (vi) the presence on said real property of

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sanitary manholes, clean out trap, drains and light pole, (vii) general real estate taxes for the year 1987 and subsequent years, (viii) assessments, and (ix) zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to said real property, land and building, their construction and uses, in force on the date hereof.

TO HAVE AND TO HOLD the same unto said Grantee his heirs and assigns forever, and Grantor hereby binds itself and its successors to warrant and forever defend all and singular the said real property unto said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming same or any part thereof by, through or under Grantor only, but not otherwise.

IN WITNESS WHEREOF, said Grantee 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, the day and year first above written.

PEU# 15-22-125-004
15-22-125-007

PREPARED BY: RUSS MASON
85 CHESTNUT RIDGE RD.
MONTVALE, N.J. 07645

Address: 1807 1st St. N.
Montvale, NJ

The BOC Group, Inc.

By Angelo Tarallo
Angelo Tarallo, Vice President

ATTEST:

By Patricia E. Fleming
Patricia E. Fleming,
Assistant Secretary

STATE OF NEW JERSEY

COUNTY OF BERGEN

On this 11th day of December, 1987, before the undersigned, a Notary Public in and for said County and State, personally appeared Angelo Tarallo and Patricia E. Fleming and stated they are the Vice President and Assistant Secretary, respectively, of The BOC Group, Inc. and acknowledged the execution of the foregoing Deed for and on behalf of said Corporation.

WITNESSETH, my hand and notarial seal.

Received 10/1
L. Mason, Notary Public
Montvale, New Jersey
1807 1st St. N. Montvale, NJ 07645
Tel. 201-261-1111

Spencer M. Chadis
Notary Public
FLORIAN V. CHADIS
NOTARY PUBLIC, State of New Jersey
Comm. Expires 12/31/90

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