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(Corporation to Corporation)

(The Above Space For Recorder's Use Only)

THE GRANTOR Armstrong-Blum Manufacturing Company

a 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 (10.00) and other good and valuable consideration DOLLARS.

in hand paid, and pursuant to authority given by the Board of Directors of said corporation
CONVEYS and WARRANTS to BSN Corp.
GRANTS and CONVEYS in fee simple

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 1823 N. Monitor, Chicago,
Illinois, the following described Real Estate situated in the County of
Cook and State of Illinois, to wit:

See Exhibit A attached hereto

The Grantor warrants to Grantee and its successors that it has not
created or permitted to be created any lien, charge or encumbrance
against said real estate which is not shown among the title
exceptions on Exhibit B; and the Grantor covenants that it will
defend said premises to the extent of the warranties made herein
against lawful claims of all persons

Subject to: See Exhibit B attached hereto
Commonly Known as: 5800 W. Bloomingdale Ave.
Chicago, Illinois 60639

Permanent Tax Numbers: 13-32-400-023
13-32-400-025
13-32-400-030
13-32-400-035

DEPT-01 RECORDING

\$16.00

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 President, and attested by its Secretary, this 17th day of February, 1988
TH1111 TRAN 8661 02/19/88 16:01:00
4203
COOK COUNTY RECORDER

ARMSTRONG-BLUM MANUFACTURING COMPANY

(NAME OF CORPORATION)

IMPRESS
CORPORATE SEAL
HERE

BY Donald L. Armstrong President
DONALD L. ARMSTRONG PRESIDENT
ATTEST: Patrice Marcelle Anderson 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 L. Armstrong
personally known to me to be the President of the Armstrong-Blum Manu-
facturing Company

IMPRESS
NOTARIAL SEAL
HERE

corporation, and Patrice Marcelle Anderson personally known to me to be
the Secretary of said corporation, and personally known to
me to be the same persons whose names are subscribed to the foregoing instru-
ment, appeared before me this day in person and severally acknowledged that as
such President and Secretary, they signed
and delivered the said instrument as President and Secretary
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 official seal, this 17th day of February, 1988

My Commission Expires May 29, 1990
Commission expires Patrice Marcelle Anderson NOTARY PUBLIC

This instrument was prepared by Mary L. Milano/Baker & McKenzie
2800 Prudential Plaza, Chicago (NAME AND ADDRESS)

David Kirschbaum

Rudnick + Wolfe

203 N. La Salle

Chicago Illinois

ADDRESS OF PROPERTY:
5800 W. Bloomingdale Ave.

Chicago, Il. 60639

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

RECORDER'S OFFICE BOX NO. 60601

Box 233

AFFIX "RIDERS" FOR REVENUE STAMPS HERE

Handy Stamp Press
595 887E + 1988

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DOCUMENT NUMBER

88074203

71-49-666.D3

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WARRANTY DEED

Corporation to Corporation

TO

Property of Cook County Clerk's Office

GEORGE E. COLE®
LEGAL FORMS

60834098

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THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL A:

SUB-PARCEL A1:

THE SOUTH 165.78 FEET OF LOT 4 (EXCEPT THE WEST 350 FEET) IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNERS DIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF DATED DECEMBER 26, 1924 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS JANUARY 8, 1925 AS DOCUMENT 8732302 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS JANUARY 9, 1925 AS DOCUMENT LR241222;

ALSO

SUB-PARCEL A2:

THAT PART OF THE SOUTH 165.78 FEET OF LOT 2 LYING EAST OF THE EAST LINE OF LOT 4 AND WEST OF THE CENTER LINE OF A 50 FOOT PRIVATE STREET BEING DRAWN PARALLEL WITH AND 932.24 FEET EAST OF THE WEST LINE OF SAID LOT 4 IN KEENEY'S INDUSTRIAL DISTRICT AFORESAID;

PARCEL B:

THE SOUTH 165.78 FEET OF THE WEST 337 FEET OF LOT 4 IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNERS DIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF MADE UNDER DATE OF DECEMBER 26, 1924, BY CHICAGO GUARANTEE SURVEY COMPANY AND FILED FOR RECORD IN THE OFFICE OF THE REGISTRAR OF TITLE OF COOK COUNTY, ILLINOIS ON JANUARY 3, 1925 AS DOCUMENT LR241222;

PARCEL C:

THE EAST 13 FEET OF THE WEST 350 FEET OF THE SOUTH 165.78 FEET OF LOT 4 IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNER'S DIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL D:

A STRIP OF LAND IN THAT PART OF LOT 4 AND LOT 2 IN KEENEY INDUSTRIAL DISTRICT AN OWNER'S DIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT 4, SAID KEENEY INDUSTRIAL DISTRICT, 165.78 FEET NORTH OF THE SOUTH WEST CORNER OF SAID LOT 4 IN SAID KEENEY INDUSTRIAL DISTRICT, RUNNING THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 4 (SAID SOUTH LINE BEING ALSO THE NORTH LINE OF BLOOMINGDALE AVENUE), A DISTANCE OF 826.08 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE RIGHT OF WAY (AT POINT OF TANGENCY) CONVEYED TO CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY ON OCTOBER 4, 1932 BY DEED RECORDED NOVEMBER 9, 1932 AS DOCUMENT 11162537 AND FILED DECEMBER 27, 1932 AS DOCUMENT LR599299; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY, BEING A CURVED LINE CONVEXED SOUTHWESTERLY, THE LAST DESCRIBED COURSE

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BEING TANGENT THERETO AND HAVING A RADIUS OF 487.6 FEET A DISTANCE OF 132.9 FEET; THENCE WEST ON A LINE PARALLEL WITH AND 183.78 FEET NORTH OF THE SOUTH LINE OF LOT 4 AFORESAID, A DISTANCE OF 694.98 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID LOT 4; THENCE SOUTH ON SAID WEST LINE 18 FEET TO THE POINT OF BEGINNING;

PARCEL E:

THAT PART OF LOTS 2, 3 AND 4 IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNER'S DIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF LOT 4, IN SAID KEENEY INDUSTRIAL DISTRICT, BEING THE EAST LINE OF NORTH MONITOR AVENUE, 183.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 4; THENCE NORTH ALONG THE EAST LINE OF THE NORTH MONITOR AVENUE, A DISTANCE OF 160 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH AND 343.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 450.99 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE LAND CONVEYED TO CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY BY DEED DATED OCTOBER 4, 1932 AND RECORDED NOVEMBER 9, 1932, AS DOCUMENT 11162537 AND FILED DECEMBER 27, 1932 AS DOCUMENT LR599299; THENCE SOUTH EASTERLY ALONG SAID RIGHT OF WAY LINE BEING A CURVED LINE CONVEXED SOUTH WESTERLY AND HAVING A RADIUS OF 487.60 FEET, A DISTANCE OF 297.58 FEET (ARC), TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 183.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 4, BEING THE NORTH LINE OF RIGHT OF WAY CONVEYED TO THE TRUSTEES OF THE PROPERTY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY BY DEED DATED AUGUST 2, 1940 AND FILED JUNE 5, 1941 AS DOCUMENT LR 899490; THENCE WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 694.98 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Zoning regulations and ordinances.
2. Private, public and utility easements and roads and highways.
3. Special taxes or assessments for improvements not yet completed and installments not due at the date hereof of any special tax or assessment for improvements heretofore completed.
4. General taxes for the year 1987 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 1987 and subsequent years.
5. (a) Rights of utility and cable television companies to lay, maintain, install and repair pipes, lines, poles, conduits, cable boxes and related equipment on, over and under the Premises.

(b) Encroachments of stoops, cellar steps, trim cornices, lintels, window sills, awnings, canopies, ledges, fences, hedges, coping and retaining walls projecting from the Premises over any street or highway or over any adjoining property and encroachments of similar elements projecting from adjoining property over the Premises, the required removal of which does not materially interfere with Purchaser's right to use the Premises.

(c) Revocability or lack of right to maintain vaults, coal chutes, excavations or sub-surface equipment beyond the line of the Premises.

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6. AGREEMENT AND CONDITION CONTAINED IN THE DEED DATED AUGUST 2, 1940 AND FILED JUNE 5, 1941 AS DOCUMENT LRS99490 BY JOHN S. PHIPPS AND OTHERS, AS TRUSTEES OF THE PHIPPS INDUSTRIAL LAND TRUST TO HENRY A. SCANDRETT, WALTER J. CUMMINGS AND GEORGE I. HAIGHT, AS TRUSTEES OF THE PROPERTY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, THEIR SUCCESSORS AND ASSIGNS, THAT THE GRANTEES AGREE TO SERVE THE LAND BOUNDED ON THE EAST BY N. CENTRAL AVENUE, ON THE WEST BY N. HANSFIELD AVENUE, ON THE SOUTH BY BLOOMINGDALE AVENUE, AND ON THE NORTH BY THE RIGHT OF WAY OF SAID RAILROAD COMPANY, AND TO SERVE THE INDUSTRIES OR HEREAFTER LOCATED THEREON AND IN CASE SAID GRANTEES, THEIR SUCCESSORS AND ASSIGNS, PERMANENTLY ABANDON AND CEASE TO OPERATE TRACKS OVER SAID PREMISES AND SHALL HAVE NOTIFIED GRANTORS OF SUCH ABANDONMENT, THEN TITLE CONVEYED BY SAID DEED SHALL REVERT AND REVEST IN SAID GRANTORS, THEIR SUCCESSORS AND ASSIGNS.

NOTE: BY QUIT CLAIM DEED DATED AUGUST 1, 1958 AND FILED JANUARY 20, 1959 AS DOCUMENT LR 840405, HOWARD PHIPPS AND OTHERS, AS TRUSTEES OF THE PHIPPS INDUSTRIAL LAND TRUST CONVEYED THEIR INTEREST IN THE LAND AND OTHER PROPERTY TO CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF TERMINATING AND EXTINGUISHING THE RIGHT OF REVERTER OF TITLE CONTAINED IN AFORESAID DEED FILED AS DOCUMENT LR899490.

(AFFECT PARCEL D).

7. COVENANTS AND RESTRICTIONS RELATING TO THE BUILDING LINES, RESTRICTIONS, TERMS, PROVISIONS, OBLIGATIONS, COVENANTS AND AGREEMENTS CONTAINED IN AND IMPOSED BY A CERTAIN DECLARATION AFFECTING THE REAL ESTATE HEREBY CONVEYED EXECUTED BY ALBERT F. KEENEY AND HARRIET SAYRE KEENEY, HIS WIFE, DATED JANUARY 9, 1925 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON JANUARY 9, 1925 AS DOCUMENT 8732635, AS SET FORTH IN DEED RECORDED AS DOCUMENT 16474492 AND FILED AS LR1646162.

(AFFECTS PARCEL EAST)

8. COVENANTS AND AGREEMENTS RELATING TO THE NORTH 15 FEET OF THE PREMISES IN QUESTION AND PREMISES NORTH AND ADJOINING, USED AS PRIVATE ALLEY AND RELATING TO PAVING SAME, AS CONTAINED IN DOCUMENT 16474492.

(AFFECTS PARCEL E).

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9. EASEMENT IN FAVOR OF THE PEOPLES GAS LIGHT AND COKE COMPANY, AN ILLINOIS CORPORATION, TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, RELY, REPLACE AND REMOVE A GAS MAIN OR GAS MAINS AND SERVICE PIPES FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAME IN, THROUGH, UNDER, ALONG AND ACROSS PARTS OF THE EAST 17.46 FEET, MORE OR LESS, OF PARCEL A2, AS CREATED BY GRANT RECORDED MAY 28, 1947 AS DOCUMENT 14066656.

(AFFECTS PARCEL A2).

10. PERPETUAL EASEMENT ON AND OVER A STRIP OF LAND 15 FEET IN WIDTH LYING ALONG THE NORTHERLY SIDE OF THE PREMISES IN QUESTION EXTENDING FROM THE EAST LINE OF NORTH MONITOR AVENUE EAST TO THE RIGHT OF WAY CONVEYED TO THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY BY DEED DATED OCTOBER 4, 1932 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON NOVEMBER 9, 1932 AS DOCUMENT 162237, WHICH SAID STRIP OF LAND IS THE SOUTH HALF OF A PRIVATE ALLEY 30 FEET IN WIDTH, WHICH SHALL BE USED IN COMMON FOR INGRESS, EGRESS AND TRAVEL BY ALL OF THE OWNERS AND/OR OCCUPANTS OF LAND ABUTTING TO THE NORTH AND SOUTH OF SAID PRIVATE ALLEY, AS CREATED BY THE DEED FROM JOHN S. PHIPPS AND OTHER, AS TRUSTEES, TO TUTTLE AND RIFT, INCORPORATED, AN ILLINOIS CORPORATION, DATED AUGUST 9, 1950 AND RECORDED NOVEMBER 1, 1950 AS DOCUMENT 14942071; AND ALSO CONTAINED IN DEEDS CONVEYING THE PREMISES IN QUESTION RECORDED JANUARY 20, 1956 AS DOCUMENT 16-74492 AND DUPLICATE THEREOF FILED AS DOCUMENT LR1646142.

(AFFECTS PARCEL E).

11. PUBLIC UTILITIES EASEMENT RESERVED OVER THE NORTH 15 FEET OF THE PREMISES IN QUESTION FALLING IN PRIVATE ALLEY AS CONTAINED IN DOCUMENT 16474492.

(AFFECTS PARCEL E).

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