

UNOFFICIAL COPY

NO. 80
REV. 9-10

WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)

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

EXEMPT UNDER PROVISIONS OF PARAGRAPH
M, SEC. 200.1-2 (E-6) OR PARAGRAPH
G, SEC. 200.1-4 (B) OF THE
CHICAGO TRANSACTION TAX ORDINANCE
DATE March 1988 Joseph P. Cacciato
BUYER, SELLER, REPRESENTATIVE

71-35-965D

THE GRANTOR
AMERISTATE CORPORATION,

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 the sum of
-----TEN AND NO/100 (\$10.00)----- DOLLARS,

88098853

and pursuant to authority given by the Board of Directors
of said corporation, CONVEYS and WARRANTS to
MICHAEL HIGH, SR. (whose address is 2266
South Archer Avenue, Chicago, Illinois 60616)

(The Above Space For Recorder's Use Only)

COOK
CG. NO. 016

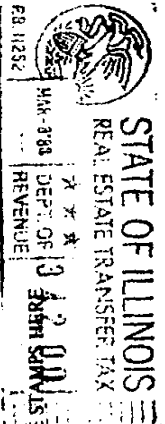
(NAME AND ADDRESS OF GRANTEE)

the following ~~interest~~ Real Estate situated in the County of Cook
in the State of Illinois ~~which~~ which is particularly described in Exhibit A
attached hereto and made a part hereof, subject, however,
to the matters and things described in Exhibit C attached
hereto and made a part hereof.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1988 MAR 18 PM 3:02

88098853
\$18.00



STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
REVENUE
342.00

Property Address: 2300 West 47th Street
Chicago, Illinois

Permanent Index Nos: 20-06-302-026-0000; 20-06-302-013-0000;
20-06-302-018-0000; 20-06-302-020-0000

In Witness Whereof, said Grantor has caused its corporate seal to be hereon affixed, and has caused its name to be
signed to these presents by its President, and attested by its Secretary, this 7th
day of March, 1988.

AMERISTATE CORPORATION
(NAME OF CORPORATION)

IMPRESS
CORPORATE SEAL
HERE

BY Robert L. Duntley PRESIDENT
ATTEST Louise B. Freeman 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 Robert L. Duntley personally known to
me to be the President of the Ameristate Corporation, an Illinois

corporation, and Louise B. Freeman 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 instrument, appeared

before me this day in person and severally acknowledged that as such
" OFFICIAL SEAL " President and Secretary, they signed and delivered the said instru-
MARY P. HUMAKE ment and caused the corporate seal of said corporation to be affixed thereto,
NOTARY PUBLIC, STATE OF ILLINOIS pursuant to authority given by the Board of Directors of said corporation, as
MY COMMISSION EXPIRES 1/25/91 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 7th day of March 1988

Commission expires 1/25 1991 Mary P. Humake
NOTARY PUBLIC

This instrument was prepared by J. Arden Rearick, Winston & Strawn, One First
National Plaza, Suite 5000, Chicago, Illinois 60603
(NAME AND ADDRESS)

ADDRESS OF PROPERTY:
2300 West 47th Street

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

SEND SUBSEQUENT TAX BILLS TO:
Michael High, Sr., 2300 W. 47th St
Chicago, Illinois 606

MAIL TO

LAW OFFICES OF VICTOR J. CACCIATORE
(Name)
ATTN: JOS. P. CACCIATORE
(Address)
527 S. WELLS ST.
CHICAGO, ILL. 60607
(City, State and Zip)

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PARCEL 1:

AN IRREGULAR SHAPED PARCEL OF LAND IN THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDING WITHIN THE LIMITS OF SAID PARCEL OF LAND, PARTS OF LOTS 24 AND 27, ALL OF LOTS 25 AND 26 AND THE 8 FOOT WIDE PUBLIC ALLEY LYING NORTH OF AND ADJOINING SAID LOTS IN THE SUBDIVISION OF THAT PART OF THE SOUTH 5 ACRES OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 6 LYING WEST OF THE RAILROAD, NORTH OF 47TH STREET AND EAST OF THE BOULEVARD AS RECORDED DECEMBER 5, 1891, UNDER DOCUMENT NUMBER 1579357, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 6 WHICH IS 39 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 6 AND IN THE NORTH LINE OF WEST 47TH STREET; THENCE WEST ALONG THE NORTH LINE OF WEST 47TH STREET, A DISTANCE OF 90.00 FEET; THENCE NORTH ON A LINE 90.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 6, A DISTANCE OF 587.59 FEET TO A POINT WHICH IS 81.69 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 293.45 FEET OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 6; THENCE NORTH EASTERLY A DISTANCE OF 84.77 FEET TO A POINT IN THE SOUTH LINE OF THE NORTH 293.45 FEET OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 6 WHICH IS 37.75 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 6; THENCE NORTH EASTERLY A DISTANCE OF 145.73 FEET TO A POINT IN A LINE 32.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 6 AND 152.19 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 6; THENCE NORTH EASTERLY AND MAKING AN ANGLE OF 165 DEGREES 25 MINUTES 08 SECONDS (AS MEASURED FROM SOUTH TO EAST TO NORTH EAST) WITH THE AFORESAID PARALLEL LINE, A DISTANCE OF 66.00 FEET; THENCE NORTH EASTERLY A DISTANCE OF 56.29 FEET TO A POINT IN THE SOUTH LINE OF THE NORTH 33.00 FEET OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 6; THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 4.00 FEET TO A POINT IN THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 6 (SAID POINT BEING IN A LINE 364.87 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 6); THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 15.00 FEET; THENCE SOUTH WESTERLY A DISTANCE OF 101.01 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 6 (SAID POINT BEING 464.87 FEET SOUTH OF THE NORTH LINE OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 6); THENCE SOUTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 6, A DISTANCE OF 329.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXHIBIT A

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PARCEL 2:
 PART OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 6 AFORESAID WHICH IS 33 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 6, AND IN THE NORTH LINE OF WEST 47TH STREET; THENCE NORTH ON SAID WEST LINE, 829.50 FEET TO A POINT WHICH IS 464.87 FEET SOUTH OF THE NORTH LINE OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION; THENCE NORTH EASTERLY TO A POINT IN A LINE PARALLEL WITH AND 15 FEET EAST OF THE WEST LINE AND 364.87 FEET SOUTH OF THE NORTH LINE OF THE EAST 1/2 OF SAID SOUTH WEST 1/4 OF THE SOUTH WEST 1/4; THENCE NORTH ON SAID PARALLEL LINE 107.37 FEET TO A POINT OF CURVE SAID POINT BEING 257.5 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH WEST 1/4 OF THE SOUTH WEST 1/4; THENCE ALONG A SEMI-CIRCLE CONVEX TO THE NORTH WITH A RADIUS OF 242.5 FEET A DISTANCE OF 761.83 FEET TO A POINT WHICH IS 257.5 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH WEST 1/4 OF THE SOUTH WEST 1/4; THENCE EAST 14.42 FEET TO A POINT WHICH IS 257.5 FEET SOUTH OF THE NORTH LINE AND 150 FEET WEST OF THE EAST LINE OF SAID SOUTH WEST 1/4 OF THE SOUTH WEST 1/4; THENCE SOUTH A DISTANCE OF 905.61 FEET MORE OR LESS ON A LINE PARALLEL WITH SAID EAST LINE TO THE NORTH LINE OF THE SOUTH 5 ACRES OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION; THENCE WEST 8 FEET TO THE EAST LINE OF LOT 4 IN SUBDIVISION OF THE SOUTH 5 ACRES OF SAID SOUTH WEST 1/4 OF THE SOUTH WEST 1/4; THENCE SOUTH ON THE EAST LINE OF SAID LOT 4, 131 FEET TO THE NORTH LINE OF WEST 47TH STREET, BEING 33 FEET NORTH OF THE SOUTH LINE OF SAID SOUTH WEST 1/4; THENCE WEST ALONG THE NORTH LINE OF WEST 47TH STREET 506.07 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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1. GENERAL REAL ESTATE TAXES FOR 1987 AND SUBSEQUENT CALENDAR YEARS.

2. PROVISIONS CONTAINED IN THE DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 16, 1916 AND KNOWN AS TRUST NUMBER 7001, TO THE CHICAGO RIVER AND INDIANA RAILROAD, A CORPORATION OF ILLINOIS, DATED MAY 14, 1920 AND RECORDED MAY 26, 1920 AS DOCUMENT 6837512, AND ALSO CONTAINED IN THE CORRECTIVE DEED FROM SAME GRANOR TO SAME GRANTEE DATED MAY 14, 1920 AND RECORDED SEPTEMBER 8, 1920 AS DOCUMENT 6933143, THAT IT IS UNDERSTOOD THAT SAID PREMISES ARE TO BE USED FOR ROAD PURPOSES ONLY.

(AFFECTS THAT PART OF THE LAND FALLING WITHIN THE EAST 32 FEET OF THE NORTH 293.45 FEET OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 6 AFORESAID).

3. EASEMENT CREATED BY THE AGREEMENT MADE BY THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY, A CORPORATION OF ILLINOIS, WITH THE BRUNSWICK-HALKE-COLLENDER COMPANY, A CORPORATION OF DELAWARE, DATED JANUARY 16, 1912 AND RECORDED FEBRUARY 9, 1912 AS DOCUMENT 4911234, FOR THE MAINTENANCE AND OPERATION OF A SINGLE SWITCH TRACK IN COMMON WITH GRANOR AND ANY OTHERS TO WHOM A SIMILAR RIGHT MAY BE GIVEN, OVER AND ACROSS A TRACT OF LAND THEREIN DESCRIBED WHICH INCLUDES THAT PART OF THE LAND FALLING IN THE EAST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 6 AFORESAID, AND THE COVENANTS AND AGREEMENTS THEREIN CONTAINED.

(AFFECTS A TRIANGULAR PORTION IN THE NORTHEASTERLY CORNER OF LAND)

4. AGREEMENT CONTAINED IN THE DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST NO. 4564, TO THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY, A CORPORATION OF ILLINOIS, DATED MARCH 23, 1916 AND RECORDED NOVEMBER 3, 1916 AS DOCUMENT 5985621, FOR AN EASEMENT FOR THE MAINTENANCE AND OPERATION OF A SINGLE SWITCH TRACK, IN COMMON WITH OTHERS TO WHOM A SIMILAR RIGHT MAY BE GIVEN, OVER AND ACROSS A TRACT OF LAND THEREIN DESCRIBED WHICH INCLUDES THAT PART OF THE LAND FALLING IN THE EAST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 6 AFORESAID AND THE COVENANTS AND AGREEMENTS THEREIN CONTAINED.

(AFFECTS A TRIANGULAR PORTION IN THE NORTHEASTERLY CORNER OF LAND)

EXHIBIT C

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5. RAILROAD RIGHTS OF WAY, SWITCH AND SPUR TRACKS, OTHER THAN NOTED IN THE TWO PREVIOUS EXCEPTIONS.
6. EASEMENT ALONG THE WESTERLY BOUNDARY LINE OF THE LAND FROM THE NORTH END OF SAID PARCEL SOUTHWARDLY FOR A DISTANCE OF 585 FEET FOR THE LOCATION, OPERATION, AND MAINTENANCE OF AN INDUSTRIAL LAND TRACK AS THE SAME NOW EXISTS AND ANY NECESSARY TRACK CONNECTIONS TO SAID TRACK ON THE WESTERLY SIDE HEREOF AS RESERVED IN DEED FROM THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY, TO JONES AND LAUSHI IN STEEL CORP. RECORDED DECEMBER 23, 1964 AS DOCUMENT 19340937.
7. ENCROACHMENT OVER SAID LAND OF THE FENCE LOCATED MAINLY ON THE LAND WEST AND ADJOINING BY ABOUT 0.48 FEET.
8. ENCROACHMENT OF THE ONE STORY BRICK AND METAL FACE BUILDING LOCATED MAINLY ON SAID LAND OVER ON THE LAND EAST AND ADJOINING BY ABOUT 0.12 FEET.
9. ENCROACHMENT OF THE ONE STORY BRICK BUILDING LOCATED MAINLY ON THE LAND WEST AND ADJOINING BY ABOUT 0.16 FEET.
10. MORTGAGE DATED APRIL 1, 1981 AND RECORDED APRIL 14, 1981 AS DOCUMENT 25838315, MADE BY BLOOMER-FISKE, INC., AN ILLINOIS CORPORATION, TO THE MID-CITY NATIONAL BANK OF CHICAGO, TO SECURE A BOND OF \$2,700,000.00.
11. RAILROAD SPUR TRACKS AS SHOWN ON THE PLAT OF SURVEY MADE BY GREMLEY AND BIEDERMANN, INC., DATED SEPTEMBER 18, 1980, ORDER NUMBER 801563.

(AFFECTS PARCEL 1).
12. RIGHTS OF THE PUBLIC UTILITY COMPANIES AS DISCLOSED BY MANHOLE IMPROVEMENTS, UTILITY POLES, ELECTRIC TRANSFORMERS AND OVERHEAD WIRES SHOWN ON THE SURVEY OF GREMLEY AND BIEDERMANN, INC., ORDER NUMBER 801563 DATED SEPTEMBER 18, 1980.
13. SECURITY INTEREST OF THE MID-CITY NATIONAL BANK OF CHICAGO, SECURED PARTY, IN CERTAIN DESCRIBED FIXTURES ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT EXECUTED BY BLOOMER-FISKE, INC., AN ILLINOIS CORPORATION, DEBTOR, AND FILED ON APRIL 8, 1981 AS DOCUMENT 81U13197.
14. SECURITY INTEREST OF THE MID-CITY NATIONAL BANK OF CHICAGO, SECURED PARTY, TO THE LOAN AGREEMENT DATED MARCH 1, 1981 BETWEEN THE DEBTOR, AS LENDER, AND BLOOMER-FISKE, INC., AS AMENDED FROM TIME TO TIME AND FILED ON APRIL 15, 1981 AS DOCUMENT 81U14111.

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15. LEASE MADE BY BLOOMER-FISKE, INC. TO LITTON SYSTEMS, INC., LITTON PRECISION GEAR DIVISION, DEMISING A PORTION OF THE REAL ESTATE FOR A TERM BEGINNING NOVEMBER 1, 1983 AND ENDING OCTOBER 31, 1986, AS EXTENDED BY A CERTAIN "LEASE EXTENSION AGREEMENT" DATED APRIL 8, 1986 MADE BY AND BETWEEN THE PARTIES AFORESAID AND EXTENDING THE TERM OF SAID LEASE FOR A FURTHER PERIOD OF THREE (3) YEARS ENDING OCTOBER 31, 1989.
16. LEASE DATED APRIL 30, 1984 MADE BY AND BETWEEN BLOOMER-FISKE, INC. AND KUCHAR PRODUCTS AND ENGINEERING SERVICES, INCORPORATED, DEMISING A PORTION OF THE REAL ESTATE FOR A TERM BEGINNING MAY 1, 1984 AND ENDING MAY 31, 1989.
17. RIGHTS OF QUANTECH STEEL CORPORATION TO OCCUPY A PORTION OF THE REAL ESTATE FROM MONTH TO MONTH PURSUANT TO AN ORAL AGREEMENT WITH SELLER.
18. TRANSPORTATION SERVICE CONTRACT DATED APRIL 23, 1986 MADE BY AND BETWEEN CONSOLIDATED RAIL CORPORATION, CHICAGO SWEETENERS, AMERISTATE CORPORATION AND D. A. STUART OIL CO. LIMITED.
19. ACTS DONE OR MATTERS SUFFERED TO BE DONE BY PURCHASER.
20. ASSIGNMENT OF LANDLORD'S INTEREST IN LEASES MADE BY BLOOMER-FISKE, INC., A CORPORATION OF ILLINOIS TO THE MID-CITY NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION RECORDED JULY 6, 1984 AS DOCUMENT 27162967.
21. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

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