

Prepared By And After Recording Return To:  
 Frank W. Parkinson, Esq.  
 Skadden, Arps, Slate, Meagher & Flom  
 333 West Wacker Drive  
 Suite 2100  
 Chicago, IL 60606

**13.00**

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30<sup>th</sup> day of May, 1989, between Kodiak Partners Corp., a corporation created and existing under and by virtue of the laws of the State of Delaware, having an address at 2025 Sanford Street, P.O. Box 1547, Muskegon, MI 49443 party of the first part, and Sealed Power Technologies, L.P., a Delaware limited partnership, having an address at 2025 Sanford Street, P.O. Box 1547, Muskegon, MI 49443, party of the second part, WITNESSETH, that the party of the first part for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED  
 HERETO AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 incumbered 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 party of the first part 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 \_\_\_\_\_ Secretary, the day and year first above written.

KODIAK PARTNERS CORP.,  
 a Delaware Corporation

By: [Signature]  
Dale A. Johnson  
 Type or Print Name  
 Its: Vice President

Attest: [Signature]  
James M. Sheridan  
 Type or Print Name  
 Its: Secretary

Cook County  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP JUN 15 '89 760.00  
 P.S. 11424

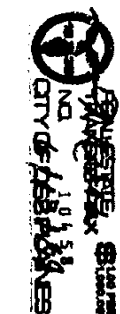
COOK COUNTY, ILLINOIS  
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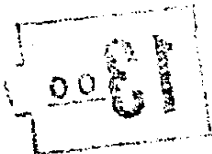
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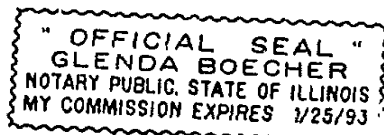
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STATE OF Illinois  
COUNTY OF Cook ss.

I Glenda Boecher, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dale A. Johnson personally known to me to be the Vice-President of the corporation, and James M. Sheridan 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 Vice-President and Secretary, they signed and delivered such instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the 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 30<sup>th</sup> day of May, 1989.



Glenda Boecher  
Notary Public  
Glenda Boecher  
Type or Print Name

My commission expires:

1-25-93

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## EXHIBIT A

PARCEL 1:  
THAT PART OF LOT "A" IN BENJAMIN CONSOLIDATION OF PART OF THE NORTH WEST 1/4 OF SECTION 17 AND PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1922 AS DOCUMENT NUMBER 7455426, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF SEEGER'S ROAD (ALSO KNOWN AS ELK GROVE ROAD) BEING THE NORTH LINE OF THE SAID NORTH WEST 1/4 OF SECTION 17,

35 FEET EAST OF THE NORTH WEST CORNER OF THE SAID NORTH WEST 1/4 OF SECTION 17; THENCE SOUTH ALONG A LINE DRAWN PARALLEL WITH THE WEST LINE OF THE SAID NORTH WEST 1/4 OF SECTION 17, A DISTANCE OF 452.95 FEET TO AN INTERSECTION WITH A LINE 8.5 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTER LINE OF EXISTING SWITCH TRACK; THENCE SOUTHEASTERLY ALONG THE SAID LINE, 8.5 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SAID CENTER LINE OF SWITCH TRACK, BEING THE ARC OF A CURVED LINE, CONVEX TO THE NORTH EAST AND HAVING A RADIUS OF 718.65 FEET FOR A DISTANCE OF 130.32 FEET, THE CHORD OF SAID ARC BEING A LINE FORMING AN ANGLE OF 113 DEGREES 06 MINUTES 53 SECONDS FROM NORTH TO SOUTH EAST WITH THE SAID LINE PARALLEL WITH THE WEST LINE OF THE SAID NORTH WEST 1/4 OF SECTION 17; THENCE SOUTHEASTERLY ON A LINE TANGENT TO THE SAID LAST DESCRIBED CURVED LINE AND FORMING AN ANGLE OF 5 DEGREES 11 MINUTES 42 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE SAID LAST DESCRIBED CHORD, A DISTANCE OF 49.63 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE, CONVEX TO THE SOUTH WEST TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 704.47 FEET A DISTANCE OF 430.33 FEET, AS MEASURED ON THE SAID ARC TO A POINT OF TANGENCY 359.15 FEET WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF SAID ST. PAUL, MINNEAPOLIS AND SAULTE ST. MARIE RAILROAD ON A LINE FORMING AN ANGLE WITH SAID WESTERLY RIGHT OF WAY LINE 82 DEGREES 13 MINUTES FROM NORTH TO WEST FROM A POINT ON SAID WESTERLY RIGHT OF WAY LINE WHICH IS 620.32 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE NORTH LINE OF SAID NORTH WEST 1/4 OF SECTION 17; THENCE EASTERLY ON SAID LINE TANGENT TO THE LAST DESCRIBED CURVED LINE A DISTANCE OF 55.41 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVED LINE, TANGENT TO THE LAST DESCRIBED LINE, CONVEX TO THE NORTH EAST AND HAVING A RADIUS OF 406.9 FEET, FOR A DISTANCE OF 375.37 FEET AS MEASURED ON THE ARC OF SAID CURVE, TO AN INTERSECTION WITH THE WESTERLY LINE OF THE ST. PAUL, MINNEAPOLIS AND SAULTE ST. MARIE RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF SAID RIGHT OF WAY 782.72 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE WITH THE NORTH LINE OF SAID NORTH WEST 1/4 OF SECTION 17; THENCE WEST ALONG THE NORTH LINE OF SAID NORTH WEST 1/4 TO THE POINT OF BEGINNING, EXCEPT THEREFROM THAT PART THEREOF LYING WESTERLY OF A LINE DRAWN 335 FEET (AS MEASURED PERPENDICULARLY) WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF THE ST. PAUL, MINNEAPOLIS AND SAULTE ST. MARIE RAILROAD, IN COOK COUNTY, ILLINOIS

PARCEL 2:  
EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND UTILITIES AS CREATED IN THE DECLARATION MADE BY AND BETWEEN THE LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1978 AND KNOWN AS TRUST NUMBER 54286 AND CAROL L. MEYER DATED AUGUST 12, 1978 AND RECORDED AUGUST 18, 1978 AS DOCUMENT 24589638, AND RE-RECORDED SEPTEMBER 25, 1978 AS DOCUMENT 24641128, (EXCEPT THAT PART FALLING WITHIN PARCEL 1), ALL IN COOK COUNTY, ILLINOIS.

89-17-100-040-0000

875 Seeger's Road

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