

UNOFFICIAL COPY

Site 9

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3379/010

6728/89

ALL-9



SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1st day of July, 1989, between MORTON THIOKOL, INC., a corporation created and existing under and by virtue of the laws of the State of Delaware ("Grantor") and MORTON INTERNATIONAL, INC., a corporation created and existing under and by virtue of the laws of the State of Indiana ("Grantee"), WITNESSETH, that Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, and pursuant to authority of the Board of Directors of Grantor, by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, and to Grantee's successors and assigns, FOREVER, all the real estate, situated in the County of Cook and State of Illinois described on Exhibit A, attached hereto and made a part hereof ("Property") subject to the Permitted Exceptions described on Exhibit B, 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 Grantor, either in law or equity, of, in and to the Property (the "Appurtenances") (the Property and the Appurtenances hereinafter referred to as the "Premises"), TO HAVE AND TO HOLD the Premises, unto Grantee, its successors and assigns forever.

Grantor covenants that it has not done or suffered anything to be done whereby the Premises have been encumbered in any way, except as set forth in this Special Warranty Deed.

IN WITNESS WHEREOF, Grantor 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.

MORTON THIOKOL, INC., a Delaware corporation

By: [Signature] Name: J.R. STANLEY Title: VICE PRESIDENT

ATTEST: [Signature] Name: P.M. Phelps Title: secretary

This document prepared by (when recorded return to): Dennis M. Wilson, Esq. KECK, MAHIN & CATE 8300 Sears Tower 233 South Wacker Drive Chicago, Illinois 60606 (312) 876-3400

Property Address: 385 Joe Orr Road Chicago Heights, Illinois 60411 P.I.N.: 32-16-203-009/011/014

COOK COUNTY CLERK'S OFFICE FILED FOR RECORD

1989 JUL 13 PM 3:08

89318012

(1557/S)

Box 333

7208662 DN

Exempt under provisions of Paragraph Section 17-100

Buyer, Seller or representative Date 7-12-89 S. Add.

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that J. R. STANLEY, personally known to me to be the VICE President of Morton Thiokol, Inc., a Delaware corporation, and P. M. PHELPS, 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 as such VICE President and Secretary, respectively, appeared before me this day in person and acknowledged that as such VICE President and Secretary they signed and delivered the said instrument 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 of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1st day of July, 1989.



Felix F. Mikaitis  
Notary Public

My commission expires: FEBRUARY 20, 1991

(1557/S)

County Clerk's Office

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## EXHIBIT A

[LEGAL DESCRIPTION]

THOSE PARTS OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST AND WEST CENTER LINE OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CITY OF CHICAGO HEIGHTS, COOK COUNTY, ILLINOIS, 607.73 FEET WESTWARDLY MEASURED ALONG SAID EAST AND WEST CENTER LINE FROM THE SOUTH EAST CORNER OF THE NORTH EAST 1/4 OF SAID SECTION 16; THENCE CONTINUING WESTWARDLY ALONG SAID EAST AND WEST CENTER LINE, 337.00 FEET; THENCE NORTHWARDLY PARALLEL WITH THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 553.30 FEET; THENCE EASTWARDLY PARALLEL WITH SAID EAST AND WEST CENTER LINE, 527.50 FEET; THENCE SOUTHWARDLY PARALLEL WITH THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 230.30 FEET; THENCE WESTWARDLY PARALLEL WITH SAID EAST AND WEST CENTER LINE, 48.50 FEET; THENCE SOUTHWARDLY PARALLEL WITH THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 161.00 FEET; THENCE WESTWARDLY PARALLEL WITH SAID EAST AND WEST CENTER LINE, 92.00 FEET; THENCE SOUTHWARDLY PARALLEL WITH THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 162.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT B

### [PERMITTED EXCEPTIONS]

1. TAXES NOT YET DUE AND PAYABLE.
2. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ENCUMBRANCES OF RECORD.
3. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN OR BEING USED FOR JOE ORR ROAD.
4. RIGHT OF B. & O. C. T. RAILROAD BY REASON OF TRACK OVER THE LAND ALONG THE NORTH LINE OF THE LAND.
5. SUBLEASE DATED DECEMBER 1, 1977, AND RECORDED DECEMBER 1, 1977 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT 24347151, BY AND BETWEEN BURLEY BUILDING CORPORATION, AN ILLINOIS CORPORATION, AND BEE CHEMICAL COMPANY, AN ILLINOIS CORPORATION, WHICH SUBLEASE WAS SUBSEQUENTLY SUPPLEMENTED PURSUANT TO A FIRST SUPPLEMENTAL SUBLEASE DATED MARCH 1, 1983, AND RECORDED APRIL 19, 1983 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT 26573613, WHICH SUBLEASE AND FIRST SUPPLEMENTAL SUBLEASE WERE SUBSEQUENTLY ASSIGNED BY BURLEY BUILDING CORPORATION AND THE OBLIGATIONS THEREUNDER ASSUMED BY MORTION THIOKOL, INC., A DELAWARE CORPORATION, PURSUANT TO AN ASSIGNMENT OF LEASES DATED JANUARY 2, 1985.

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Clerk's Office