

685322589

Exempt from provisions of Paragraph 1, Section 4, of the Real Estate Tax Act, as amended.

1/12/89

Date

Buyer, Seller or Representative

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 "Premises"), TO HAVE AND TO HOLD the Premises, unto Grantee, its successors and assigns forever.

THIS INDENTURE, made this 1st day of July, 1989, between MORTON THIKOL, INC., a corporation created and existing under and by virtue of the laws of the State of Delaware, formerly known as MORTON-NORWICH PRODUCTS, INC., a corporation created under and by virtue of the laws of the State of Delaware, formerly known as MORTON INTERNATIONAL, INC., a corporation created under and by virtue of the laws of the State of Delaware, ("Grantor"), 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.

SPECIAL WARRANTY DEED

89322589

15.00

3279/010
6/28/89
ALL-6

876

72-08-676 DN

Exempt from provisions of Paragraph 1, Section 4, of the Real Estate Tax Act, as amended.

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Property of Cook County Clerk's Office

89322589

CHICAGO TITLE INSURANCE CO.
ATTN: NATIONAL SERVICES
111 W. WASHINGTON
CHICAGO, ILLINOIS 60602

Mick To: & Milwaukee

89322589

1989 JUL 14 PM 3:32

COOK COUNTY, ILLINOIS
FILED FOR RECORD

(1542/M)

Box 333

Property Address: 1357 N. Elston Avenue
Chicago, Illinois 60622
P.I.N.: 17-05-121-006

a 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

ATTEST:
BY: *[Signature]*
Name: *P.H. Phelps*
Title: *Secretary*

MORTON THIKOL, INC.,
a Delaware corporation
BY: *[Signature]*
Name: *J.R. STANLEY*
Title: *VICE PRESIDENT*

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.

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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 R. 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

(1542/M)

Clerk's Office

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2025/01/27

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EXHIBIT A

[LEGAL DESCRIPTION]

LOTS 1 TO 10 IN BLOCK 25 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF LOT 10 AFORESAID LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON EASTERLY LINE OF ELSTON AVENUE A DISTANCE THEREON OF 530 FEET 7 1/4 INCHES SOUTHERLY FROM ITS INTERSECTION WITH THE SOUTHERLY LINE OF BLACKHAWK STREET AND THAT EASTERLY RIGHT OF WAY SOUTHERLY LINE BLACKHAWK STREET 273 FEET 11 INCHES TO EASTERLY LINE OF BLOCK 25) IN COOK COUNTY, ILLINOIS.

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2025/01/28 10:00 AM

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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, IF ANY, TAKEN OR USED FOR BLACKHAWK STREET.
4. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON CLAIMING BY, THROUGH OR UNDER THE LESSEES.
5. UNRECORDED EASEMENT MADE BY MORTON INTERNATIONAL, INC. TO THE PEOPLE GAS LIGHT AND COKE COMPANY.
6. RIGHTS OF THE UNITED STATES OF AMERICA, THE STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND LYING WITHIN THE BED OF THE CHICAGO RIVER: AND THE RIGHTS OF OTHER OWNERS OF LAND BORDERING ON THE RIVER IN RESPECT TO THE WATER OF SAID RIVER.

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