

UNOFFICIAL COPY

89370716

DEED

THIS INDENTURE made this 7th day of July 1989, between Grantor BRINTEC SYSTEMS CORPORATION (formerly known as BRAND-REX COMPANY), a corporation organized and existing under the laws of Delaware and duly authorized to transact business in Illinois, and Grantee PYLE-NATIONAL INC., a corporation organized and existing under the laws of Delaware and having its principal office at 358 Hall Avenue, Wallingford, Connecticut 06492,

DEPT-01 RECORDING \$20.00
 \$10000 TRAN 2391 08/10/89 1643:00
 \$552.40 * 89-370716
 COOK COUNTY RECORDER

TWR 249090

WITNESSETH, that Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, and pursuant to authority given by Grantor's Board of Directors, hereby GRANTS, BARGAINS AND SELLS to Grantee and its successors and assigns FOREVER, all the real estate described in Schedule A, which is attached hereto and incorporated by reference herein.

89370716

Together with all buildings and other improvements thereon and all and singular the hereditaments and appurtenances therunto 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 at law or in equity, of, in and to the above described real estate, with said hereditaments and appurtenances: TO HAVE AND TO HOLD said real estate as above described, with the appurtenances, unto Grantee and its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's successors and assigns, that it has not done or suffered to be done, anything whereby said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein (or in Schedule A) recited, and that it will warrant and defend said real estate, against all persons lawfully claiming, or to claim the same, by, through or under it.

Permanent Real Estate Index Numbers:

- 16-03-106-002 (Vol. 540)
- 16-03-106-018 (Vol. 540)
- 16-03-105-022 (Vol. 540)

Address: 1334 N. Kostner Avenue, Chicago, Illinois

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these

NTS muc(18166-14)

89-370716
 89-370716
 20

UNOFFICIAL COPY

99370716

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
900.00
AUG 10 08
PA. 1103

Property of Cook County

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
900.00
AUG 10 08
PA. 1103

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
000.00
AUG 10 08
PA. 1103

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
375.00
AUG 10 08
PA. 10761
182753
Ck No. 06

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
000.00
AUG 10 08
PA. 1103

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
900.00
AUG 10 08
PA. 1103

COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
375.00
AUG 10 08
PA. 1103

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
900.00
AUG 10 08
PA. 1103

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
225.00
AUG 10 08
PA. 1103

UNOFFICIAL COPY

1989 JUL 7 10 15

presents by its Vice President and attested by its Assistant Secretary, the day and year first above written.

BRINTEC SYSTEMS CORPORATION

By Richard Krewson
President
Attest: David W. Schenberg
Asst. Secretary

This instrument was prepared by: GARY L. GROLLE, Attorney At Law,
421 W. Melrose, Suite 3B
Chicago, IL 60657

STATE OF ~~ILLINOIS~~ ^{New York})
COUNTY OF ~~COOK~~ ^{New York}) SS.

I, BARBARA J ELLIS, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard Krewson, personally known to me to be the Vice President of BRINTEC SYSTEMS CORPORATION, a Delaware corporation, and David W. Schenberg, personally known to me to be the Assistant 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 Assistant Secretary, they signed and delivered the said instrument 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.

59370715

GIVEN under my hand and official seal this 7th day of July, 1989.

Barbara J. Ellis
Notary Public
Commission expires
BARBARA J. ELLIS
Notary Public, State of New York
No. 31-49-10679
Qualified in New York County
Commission Expires April 17, 1991

Mail to:
Connie K. Kaim
Winthrop, Stimson, Putnam & Roberts
40 Wall Street
New York, New York 10005

Send subsequent tax bills to:
Pyle-National Inc.
358 Hall Avenue
Wallingford, CT 06226

UNOFFICIAL COPY

19 17 16

Schedule A

PARCEL 1: All that certain plot, piece or parcel of land lying and being in the City of Chicago, County of Cook, State of Illinois, more particularly described as follows: The North 248 feet of that part of the North half of the Southeast Quarter of the Northwest Quarter of Section 3, Township 39 North, Range 13 East of the Third Principal Meridian, lying East of the West 300 feet thereof, in Cook County, Illinois;

ALSO

PARCEL 2: All that certain plot, piece or parcel of land, lying and being in the City of Chicago, County of Cook, State of Illinois, more particularly described as follows: That part of the Northeast quarter of the Northwest quarter of Section 3, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the point of intersection of the East line of the West 300 feet of said Northeast quarter of the Northwest quarter with a straight line drawn from a point on said East line of the West 300 feet which is 686.25 feet South of the North line of said Northeast quarter of the Northwest quarter to a point on the East line of said Northeast quarter of the Northwest quarter which is 685.15 feet South of the Northeast corner thereof and running thence East along the above mentioned straight line, a distance of 393.47 feet to its intersection with the west line of the East 640.48 feet of said Northeast quarter of the Northwest quarter; thence South along said West line of the East 640.48 feet, a distance of 634.91 feet to its intersection with the South line of said Northeast quarter of the Northwest quarter; thence West along said South line of the Northeast quarter of the Northwest quarter, a distance of 394.72 feet to its intersection with said East line of the West 300 feet of the Northeast quarter of the Northwest quarter; thence North along said East line of the West 300 feet, a distance of 635.35 feet to the point of beginning, (except that part used by the Chicago and Northwestern Railway Company for a switch track, beginning at the Southeast corner of said land hereinbefore conveyed and running thence northwesterly in an arc to a point where the southerly line of such switch track property meets the West line of said land hereinbefore conveyed at a point 256.92 feet North of the Southwest corner of said land hereinbefore conveyed also except from said land that part conveyed to Zenith Radio Corporation by an instrument recorded June 16, 1960 as Document 17,883,825 described as follows: That part of the Northeast quarter of the Northwest quarter of Section 3, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the point of intersection of the East line (hereinafter referred to as 'First mentioned East line') of the West 300 feet of said Northeast quarter of the Northwest quarter with a straight line (hereinafter referred to as 'First

59370716

UNOFFICIAL COPY

3 2 7 7 4 6

mentioned straight line') drawn from a point on the above described First mentioned East line which is 686.25 feet South of the North line of said Northeast quarter of the Northwest quarter to a point on the East line of said Northeast quarter of the Northwest quarter which is 685.15 feet South of the Northeast corner thereof and running thence East along the above First mentioned straight line, a distance of 393.47 feet to its intersection with the West line (hereinafter referred to as 'West line') of the East 640.48 feet of said Northeast quarter of the Northwest quarter; thence South along said West line a distance of 320 feet; thence West along a straight line (hereinafter referred to as 'Second mentioned straight line') located 320 feet South of and parallel with the above described First mentioned straight line, a distance of 393.47 feet, more or less, to the intersection of such Second mentioned straight line with the above described First mentioned East line; and thence North along said First mentioned East line, a distance of 320 feet to the point of beginning;

ALSO

PARCEL 3: All that certain plot, piece or parcel of land, lying and being in the City of Chicago, County of Cook, State of Illinois, more particularly described as follows: The West 350 feet of the South 75 feet of the North 323 feet of the North half of that part of the Southeast quarter of the Northwest quarter of Section 3, Township 39 North, Range 13 East of the Third Principal Meridian, lying East of the West 300 feet thereof, in Cook County, Illinois;

ALSO

All right, title and interest of Grantor in and to the following easements:

PARCEL 4: Easement for the benefit of Parcels 1, 2 and 3 (taken as a tract) for a switch track or track as created by Deed from Martin J. Hanson and Ann C. Hanson, his wife, and Martin J. Hanson, as Trustee under Last Will and Testament of John C. Hanson, deceased; Louis E. Hanson and Lillian E. Hanson, as Trustees under Last Will and Testament of Louis J. Hanson, deceased, to The Pyle-National Company, a corporation of New Jersey, dated December 31, 1948 and recorded January 31, 1949 as Document 14,488,015 as revised and recorded June 30, 1950 as Document 14,840,790 and as amended by grant by Zenith Radio Corporation, a corporation of Illinois, to The Pyle-National Company, a corporation of New Jersey, dated February 26, 1951 and recorded July 24, 1951 as Document 15,129,705, said switch track being located on land described as follows: That part of the Northeast quarter of the Northwest quarter of Section 3, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows: Commencing at a point in the South line of the Northeast quarter of the Northwest quarter of said Section 3, which is 640.48 feet West of the Southeast corner of said Northeast quarter of the Northwest quarter and running thence North on a line which is parallel with the East line of said Northeast quarter of the Northwest quarter for a distance of 18 feet to a point; thence West on a line which is parallel with the

59570715

UNOFFICIAL COPY

1907716

said South line of the Northeast quarter of the Northwest quarter for a distance of 25.76 feet to a point of curve; thence northwesterly on a curved line tangent to said last described line, convex to the Southwest and having a radius of 373.07 feet, a distance of 352.52 feet to a point of compound curve; thence continuing northwesterly on a curved line convex to the Southwest and having a radius of 349.27 feet, a distance of 203.61 feet to a point in the East line of the West 300 feet of said Northeast quarter of the Northwest quarter; thence South along said East line of the West 300 feet, a distance of 105.22 feet, to a point which is 256.92 feet North of the said South line of the Northeast quarter of the Northwest quarter; thence southeasterly on a curved line convex to the Southwest, concentric with said last described curved line and having a radius of 369.27 feet for a distance of 108.68 feet to a point of compound curve; thence continuing southeasterly to a curved line convex to the Southwest, concentric with said first described curved line and having a radius of 393.07 feet a distance of 331.75 feet to a point in the said South line of said Northeast quarter of the Northwest quarter; thence East along said South line a distance of 65.36 feet to the point of beginning;

ALSO

PARCEL 5: Easement to construct and maintain a reasonable number of crossings over and across the switch track for vehicles and pedestrians in connection with ingress to and egress from Parcels 1, 2 and 3 (taken as a tract) as created by Grant from Zenith Radio Corporation, a corporation of Illinois, to Pyle-National Company, a corporation of New Jersey, dated February 26, 1951 and recorded July 24, 1951 as Document 15,129,705 over and across the switch track used by the Chicago and Northwestern Railway Company, described as follows: That part of the Northeast quarter of the Northwest quarter of Section 3, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows: Commencing at a point in the South line of the Northeast quarter of the Northwest quarter of said Section 3 which is 640.48 feet West of the Southeast corner of said Northeast quarter of the Northwest quarter and running thence North on a line which is parallel with the East line of the said Northeast quarter of the Northwest quarter for a distance of 18 feet to a point; thence West on a line which is parallel with the said South line of the Northeast quarter of the Northwest quarter for a distance of 25.76 feet to a point of curve; thence northwesterly on a curved line tangent to said last described line, convex to the Southwest and having a radius of 373.07 feet, a distance of 352.52 feet to a point of compound curve; thence continuing northwesterly on a curved line convex to the Southwest and having a radius of 349.27 feet, a distance of 203.61 feet to a point in the East line of the West 300 feet of said Northeast quarter of the Northwest quarter; thence South along said East line of the West 300 feet, a distance of 105.22 feet, to a point which is 256.92 feet North of the said South line of the Northeast quarter of the Northwest quarter; thence southeasterly on a curved line convex to the Southwest, concentric with said last described curved line and having a radius of 369.27 feet for a

15370716

UNOFFICIAL COPY

distance of 108.68 feet to a point of compound curve; thence continuing southeasterly in a curved line convex to the Southwest, concentric with said first described curved line and having a radius of 393.07 feet, a distance of 331.75 feet to a point in the said South line of said Northeast quarter of the Northwest quarter; thence East along said South line, a distance of 65.36 feet to the point of beginning;

ALSO

PARCEL 6: Easement for the benefit of Parcels 1 and 3 as created by Deed from Kling Brothers Engineering Works, a corporation of Illinois, to The Pyle-National Company, a corporation of New Jersey, dated November 18, 1948 and recorded November 23, 1948 as Document 14,448,649 to construct and use a switch track and also, if necessary, a switch over and across and upon the East 148 feet of the West 498 feet of the North 36 feet of the South 75 feet of the North 323 feet of the North half of that part of the Southeast quarter of the Northwest quarter of Section 3, Township 39 North, Range 13 East of the Third Principal Meridian, lying East of the West 300 feet thereof;

ALSO

PARCEL 7: Easement to extend the private sewer system into Parcel 2 for the purpose of providing drainage for Parcel 2 as created by agreement between Zenith Radio Corporation, a corporation of Illinois, and The Pyle-National Company, a corporation of New Jersey, dated August 1, 1951 and recorded January 2, 1952 as Document 15,246,124 of the private sewer system located in and under the North and South road described as follows: The West 15 feet of the East 640.48 feet of the Northeast quarter of the Northwest quarter of Section 3, Township 39 North, Range 13 East of the Third Principal Meridian (except that part lying North of a line drawn from a point on the East line of the West 300 feet of the Northeast quarter of the Northwest quarter, which point is 686.25 feet South of the North line of said Section to a point on the East line of said Northwest quarter which is 685.15 feet South of the Northeast corner of said Northwest quarter);

ALSO

The East 15 feet of the switch track property described as Parcel 4 aforesaid, and its connection to sewers in North Kostner Avenue, said connection to be located in a strip of land approximately 25 feet, more or less, South of the North line of the land described as follows: The East 640.48 feet of the Northeast quarter of the Northwest quarter of Section 3, Township 39 North, Range 13 East of the Third Principal Meridian (except that part lying North of a line drawn from a point on the East line of the West 300 feet of the Northeast quarter of the Northwest quarter, which point is 686.25 feet South of the North line of said Section to a point on the East line of said Northwest quarter, which point is 685.15 feet South of the Northeast corner of said Northwest quarter);

00202365

UNOFFICIAL COPY

1997-1-16

ALSO

PARCEL 8: Easement for the benefit of Parcels 1, 2 and 3 (taken as a tract) as created by agreement between Zenith Radio Corporation, a corporation of Delaware, and The Pyle-National Company, a corporation of New Jersey, dated June 4, 1960 and recorded June 17, 1960 as Document 17,885,172 for a private way or road for the purposes of ingress and egress over and across the West 15 feet of the East 640.48 feet of the Northeast quarter of the Northwest quarter of Section 3, Township 39 North, Range 13 East of the Third Principal Meridian (except that part lying North of a line drawn from a point on the East line of the West 300 feet of the Northeast quarter of the Northwest quarter, which point is 686.25 feet South of the North line of said Section to a point on the East line of said Northwest quarter, which point is 685.15 feet South of the Northeast corner of said Northwest quarter),

ALSO

The East 15 feet of the switch track property described as Parcel 4, aforesaid,

ALSO

The South 15 feet of the east 640.48 feet of the Northeast quarter of the Northwest quarter of Section 3, Township 39 North, Range 13 East of the Third Principal Meridian (except the West 15 feet thereof);

ALSO

PARCEL 9: Easement for the benefit of Parcel 2 as created by agreement between the Johnson Chair Company, a corporation of Illinois, with Louis Hanson and Louis Hanson Co., a corporation of Illinois, dated May 29, 1908 and recorded July 20, 1908 as Document 4,233,763 as amended by agreement dated January 23, 1909 and recorded February 5, 1909 as Document 4,324,798 and as modified by agreement between Zenith Radio Corporation, a corporation of Delaware, and The Pyle-National Company, a corporation of New Jersey, and others, dated December 1, 1958 and recorded January 28, 1959 as Document 17,439,012 for a private roadway for ingress and egress of vehicles and pedestrians on, over and across a strip of land 40 feet wide, the center line of said strip being described as follows: Commencing at a point on the East line of the West 300 feet of the Northeast quarter of the Northwest quarter of Section 3, Township 39 North, Range 13 East of the Third Principal Meridian, which point is 686.25 feet South of the North line of said Section; thence East to a point in the East line of the Northwest quarter which point is 685.15 feet South of the Northeast corner of said Northwest quarter (except that part in the East 33 feet of the Northwest quarter), all in Cook County, Illinois;

ALSO

PARCEL 10: Easement for the benefit of Parcel 1 for light and air as created by Deed from Charles Kling and Dortha Kling, his wife,

UNOFFICIAL COPY

89370716

4. Easement or right of way reserved in the Deed dated November 18, 1948 and recorded November 23, 1948 as Document 14,448,649 from King Bros. Engineering Works, a corporation of Illinois, to The Pyle-National company, a corporation of New Jersey, in favor of the grantor, its successors and assigns, agents, etc., over the land to use the existing switch tracks thereon equally with said Grantee, its successors and assigns for switching railroad cars and providing for the payment of the cost of maintenance thereof and relating to the construction and use of an additional switch track

3. Easement over that part of the North 15 feet of the land lying East of a line 755.96 feet West of the East line of the Northwest quarter of Section 3 aforesaid contained in the Warranty Deed dated July 24, 1916 and recorded July 28, 1916 as Document 5,919,740, made by Charles King and wife to The Pyle-National company, and the covenants and agreements therein contained.

Easement over the South 15 feet of the East 150 feet of the land for ingress and egress, as reserved in the Deed from Charles King and Dortha King, his wife, to The Pyle-National company, a corporation of New Jersey, dated July 24, 1916 and recorded July 28, 1916 as Document 5,919,740, and the covenants and agreements therein contained.

ALSO

Easement over the South 15 feet of the land lying East of the West 247 feet of said land for light and air in favor of the property South of and adjoining said land,

ALSO

2. Easement to connect with and use that part of any switch track now or which may in the future be constructed on the land connecting said land with the Chicago and Northwestern Railway Company's right of way along the West line of the land lying West of the East 755.96 feet of said land,

1. General taxes for the year 1989 and subsequent years.

THE CONVEYANCE OF THE ABOVE-DESCRIBED REAL ESTATE IS MADE SUBJECT TO THE FOLLOWING:

to the Pyle-National company, dated July 24, 1916 and recorded July 28, 1916 as Document 5,919,740, over a strip of land 15 feet wide immediately adjoining the South line of Parcel 1 for a distance of 755.96 feet West from the East line of the Northwest quarter of Section 3, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

89370716

UNOFFICIAL COPY

59370746

to connect existing switch tracks and the use thereof and providing for the payment of the cost of installation and maintenance thereof.

5. Easement over the North 15 feet of the East 655.48 feet of Parcel 1 and over the East 15 feet of Parcel 2 for ingress and egress and roadway in favor of the land lying East of and adjoining Parcel 2 and for the benefit of the land lying North of and adjoining Parcel 1 as created by agreement made by and between Zenith Radio Corporation and The Pyle-National Company dated February 26, 1951 and recorded July 24, 1951 as Document 15,129,704 and by agreement dated June 4, 1960 and recorded June 17, 1960 as Document 17,885,172.

6. Easement over the East 15 feet of Parcel 1 for the construction, maintenance and operation of sewer pipes and catch basins for the use and benefit of the land lying East of and adjoining Parcel 1 as created by agreement by and between Zenith Radio Corporation and The Pyle-National Company dated August 1, 1951 and recorded January 2, 1952 as Document 15,246,124.

7. Terms, conditions and provisions affecting the easements described as Parcel numbers 4 to 10, inclusive, contained in the instruments creating said easements.

8. Rights of the State of Illinois, the municipality and the public in and to that part of the real estate, if any, which may fall in streets and highways.

9. Spurs and switch tracks and railroad rights of way as shown on survey No. 832029 made by Gremley & Biedermann Inc. and dated November 22, 1983.

59370746