

PREPARED BY:

Ms. Patricia E. Fleming
The BOC Group, Inc.
575 Mountain Ave.
Murray Hill, NJ 07974

UNOFFICIAL COPY 90301951

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 8th day of June, 1990 between THE BOC GROUP, INC., formerly known as Airco, Inc., a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, and GLEN VERHEY, having principal offices at 5630 W. 55th Street, Chicago, Illinois, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, 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 said party of the second part, and to his heirs and assigns, FOREVER, all the land, situate in the County of Cook and State of Illinois more particularly described on Exhibit A attached hereto and made a part hereof, subject to railroad switch and spur tracks; general taxes for 1989 and subsequent years; covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; any and all license agreements of record; and the acknowledgment and covenant of Grantee, party of the second part, contained herein.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainders and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said 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 said party of the second part, his heirs and assigns forever.

And the said party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the said party of the second part, his 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.

The party of the second part, his heirs and assigns forever, covenants to the party of the first part as follows:

That, the said party of the second part acknowledges and accepts the present "as is" condition of the premises and recognizes that because of the condition of the premises and the large deposits of lime and acetylene by-products on the land, party of the first part has agreed to accept the reduced consideration for the conveyance and transfer of title to him, the said party of the second part. This covenant made by party of the second part is entered into after full investigation of the premises.

That, the said party of the second part has inspected the buildings and improvements on the premises, the land and all personal property, is thoroughly acquainted with their composition and conditions and is purchasing the premises including the personal property which party of the first part has elected to abandon on the premises in its "as is" condition on the date of this Special Warranty Deed and without any representation or warranty by party of the first part as to fitness of any particular use or purpose.

That, as further consideration in this conveyance, the said party of the second part agrees and covenants, any rules of law or equity to the contrary notwithstanding, to indemnify and hold party of the first part harmless from any actions whatsoever or howsoever made with respect to claims that might arise due to the future use or condition of the premises and personal property, including, but not limited to, any claims made by abutting property owners, city, county, state, or Federal government agencies including the United States Environmental Protection Agency.

90301951

271C 89-01504-24

COOK COUNTY
DEPT. OF CLERK & RECORDS
REVENUE
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BOX 334

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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 Assistant Secretary, the day and year first above written.

THE BOC GROUP, INC.
Party of the First Part

By: Angela N. Tarallo
Vice President

ATTEST: Patricia E. Fleming
Assistant Secretary

WITNESS:

[Signature]

Party of the Second Part

Glen Verhey
GLEN VERHEY

DEPT-01 RECORDING \$15.00
T9999 TRAN 9013 06/25/90 12:15:00
#1931 * -90-301951
COOK COUNTY RECORDER

STATE OF NEW JERSEY)

COUNTY OF UNION)

I, Grace M. Schreiber, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Angela N. Tarallo personally known to me to be the Vice President of the corporation, and Patricia E. Fleming 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 as Vice President and Assistant Secretary of said corporation, 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.

GIVEN under my hand and official seal this 8th day of June, 1990.

Grace M. Schreiber
Notary Public

GRACE M. SCHREIBER
Notary Public - New Jersey
County of Union
My Commission Expires April 5, 1993

STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Glen Verhey, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of June, 1990.

Patricia E. Barvey
Notary Public

OFFICIAL SEAL
PATRICIA E. BARVEY
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. AUG. 19, 1991

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COOK COUNTY CLERK'S OFFICE
PROPERTY OF STATE OF ILLINOIS
100 N. LAUREL STREET, CHICAGO, IL 60602

10/1/2008

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EXHIBIT A

Parcel 1:

A parcel of land in the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at a point 30.00 feet Southeasterly of the Southeasterly right-of-way line of the Illinois Northern Railroad and on the West line of the East 450.00 feet of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence North 72 degrees 00 minutes 50 seconds East along a line 30.00 feet Southeasterly of and parallel with the Southeasterly line of said right-of-way line a distance of 281.97 feet; thence South 0 degrees 28 minutes 13 seconds West along a line 3.00 feet East of and parallel with the East face of an existing building and its Northerly extension a distance of 187.38 feet; thence North 89 degrees 48 minutes 54 seconds West along a line 362.07 feet South of and parallel with the North line of the Northeast 1/4 of said Section 35, a distance of 267.40 feet to a point in the West line of the East 450.00 feet of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence North 0 degrees 25 minutes 45 seconds East along said West line a distance of 99.44 feet to the point of beginning, in Cook County, Illinois.

Parcel 2:

That part of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois described as follows: Commencing at a point in the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 35; and 30.00 feet Southeasterly of the Southeasterly right-of-way line of the Illinois Northern Railroad; thence South along said line of the Northwest 1/4 of the Northeast 1/4, a distance of 550.00 feet for the point of beginning; thence continuing South along said East line, 618.19 feet to a line 50.00 feet North of the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence West along a line 50.00 feet North of and parallel with said South line of the Northwest 1/4 of the Northeast 1/4, 666.31 feet to the West line of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence North along said West line, 204.90 feet to the centerline of the former West fork of the South branch of the Chicago River; thence East along said centerline, 216.33 feet to the West line of the East 450.00 feet of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence North along a line 450.00 feet West of and parallel with said East line of the Northwest 1/4, of the Northeast 1/4, 270.08 feet to a line 814.72 feet South of the North line of the Northwest 1/4 of the Northeast 1/4; thence East along said parallel line 250.00 feet; thence North along a line parallel with the East line of the Northwest 1/4 of the Northeast 1/4, 50.00 feet; thence East along a line parallel to the North line of the Northwest 1/4 of the Northeast 1/4, 35.00 feet; thence North along a line parallel with the East line of the Northwest 1/4 of the Northeast 1/4, 100.00 feet; thence East parallel with the North line of the Northwest 1/4 of the Northeast 1/4, 165.00 feet to the point of beginning, in Cook County, Illinois.

Together with all party of the first part's right, title and interest in any easements, agreements, railroad switch and spur tracks.

PIN # 16-35-200-023
16-35-200-019
16-35-200-020

Address: 3100 S. Roman Ave
Chicago, Illinois

AFTER RECORDING RETURN TO:

Mr. Thomas Planora II
Leonard P. Amari
218 North Jefferson Street
Chicago, IL 60606

9001951

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PLAT ACT AFFIDAVIT

New Jersey
State of ~~Illinois~~)
Union) S.S.
County of ~~Cook~~)

Thomas J. Porter, being duly sworn on oath states that he resides at Berkeley Heights, New Jersey, and that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons: (Circle the number below which is applicable to attached deed or lease)

- ① Said Act is not applicable as the grantors own no property adjoining the premises described in said deed. (Existing Parcel)

OR

the conveyance falls in one of the following exemptions permitted by the Amended Act which became effective July 17, 1959.

2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the Amendatory Act, July 17, 1959, into no more than 2 parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

Subscribed and Sworn to before me this 7th day of June, 1990.

Grace M. Schreiber
Notary Public

My Commission Expires:

GRACE M. SCHREIBER
Notary Public of New Jersey
County of Union
My Commission Expires April 8, 1993

Revised: October 15, 1979

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2011-10-06