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BOX 333

Mail to:
Lewis Overbeck & Furman - RTM
135 S La Salle
Chicago IL 60603

1294-45

QUITCLAIM DEED

\$ 17.00

CHICAGO HEIGHTS TERMINAL TRANSFER RAILROAD COMPANY, a Illinois corporation, Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration, to it duly paid, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE and forever QUITCLAIM unto RIVERDALE CHEMICAL COMPANY, an Illinois corporation, Grantee, whose address is 425 West 194th Street, Glenwood, Illinois 60425-1584 and unto its successors and assigns forever, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of, in, and to the real estate consisting of 79,412 square feet more or less, situated in Cook County, State of Illinois, as more particularly described in Exhibit A, hereto attached and hereby made a part hereof.

RESERVING unto the Grantor, its successors and assigns, a PERPETUAL EASEMENT upon, along and across that portion of Parcel 3 and Parcel 4 described in Exhibit A that lies north and east of a line fifty (50) feet south and west of and parallel to the centerline of the existing railroad trackage known as Main Track Unit 03, which is located on said Parcel 3 and Parcel 4 or on property adjacent thereto (the "Easement Premises"); said easement to be for purposes of maintenance, operation, repair, renewal, reconstruction and removal of trackage, and for ingress and egress thereto and said easement shall provide for the exclusive use of the easement property by the Grantor; its successors and assigns. The reservation of the easement is also subject to the following conditions:

1. Grantor, its successors or assigns, will indemnify, defend and hold harmless the Grantee, its successors and assigns, from and against any and all claims, demands, expenses, damages and liabilities arising out of the use or occupancy of the Easement Premises by the Grantor, its successors and assigns, except to the extent that any claims, demands, expenses damages and liabilities are caused or contributed to by the Grantee, its successors or assigns.

72 27 325 DI

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEPT. OF REVENUE
FEB 25 1991
PB 10685

COOK COUNTY
REAL ESTATE TRANSACTION TAX

REVENUE STAMP
FEB 25 1991
P. 11428

10.00

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Witnessed by:
T.J. Stenstrom
Union Pacific Railroad Company
1416 Dodge Street
Omaha Neb. 68179
90461

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LAW DEPT. C. D.
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2. The easement shall automatically terminate if no railroad trackage and/or track appurtenances thereto are located upon the Easement Premises for a continuous period of one (1) year.
3. The Grantor, its successors or assigns, may terminate the easement so reserved by recording a release in recordable form in Cook County, Illinois, with directions for delivery of same to Grantee at its last known address, whereupon all rights, duties and liabilities of Grantor shall terminate except for any rights, duties or liabilities of Grantor that may have accrued pursuant to subparagraph (1) above.

There is, however, expressly RESERVED and EXCEPTED from this quitclaim all coal, oil, gas, and the minerals and mineral rights of whatever nature or description, kind or character, like or unlike, known or unknown, and whether occurring in solid, liquid, vaporous or other and different forms in, on or under the land quitclaimed hereunder; provided, however, that no operation of investigating, exploring, prospecting or mining for or storing or transporting said minerals or any of them, shall be conducted or placed upon said premises.

This deed is made subject to the condition that all taxes and all assessments levied upon or assessed against the premises described in Exhibit A for any period of time prior to and including the date of this deed shall be payable by the Grantor; all taxes and all assessments levied upon or assessed against the premises described in Exhibit A for any period of time after the date of this deed shall be payable by the Grantee; and the Grantee assumes and agrees to pay, or to reimburse the Grantor for, if paid by it, all such taxes and assessments for the period of time after the date of this deed.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging; TO HAVE AND TO HOLD, subject to the aforesaid provisions, the property described in Exhibit A unto the said Grantee and unto its successors and assigns.

IN WITNESS WHEREOF, the Grantor has caused this

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deed to be duly executed on its part as of the 25TH day
of OCTOBER, 1990.

Attest:

CHICAGO HEIGHTS TERMINAL TRANSFER
RAILROAD COMPANY,

C. W. Sanford
Assistant Secretary

By A. K. Anderson
President

(Seal)

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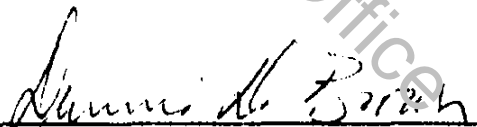
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9-10-1990

ACKNOWLEDGEMENT

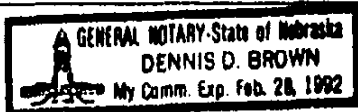
STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged on this 25TH day of OCTOBER, 1990, before me, a Notary Public duly commissioned, qualified and acting, within and for the said County and State, by R. K. Davidson and C. W. Saylor, to me personally known, who stated that they were the President and Assistant Secretary, respectively, of Chicago Heights Terminal Transfer Railroad Company, an Illinois corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.



Notary Public

My commission expires:



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10/10/2014

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CHICAGO HEIGHTS TERMINAL TRANSFER RAILROAD COMPANY

CHICAGO HEIGHTS, COOK COUNTY, ILLINOIS

EXHIBIT "A"
TO
QUITCLAIM DEED
BETWEEN

CHICAGO HEIGHTS TERMINAL TRANSFER RAILROAD COMPANY - (GRANTOR)
RIVERDALE CHEMICAL COMPANY - (GRANTEE)

PARCEL 1

The South 26 feet of Lot 107 (EXCEPTING therefrom, the West 85 feet thereof) in Chicago Heights, a Subdivision in Section 21, Township 35 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Containing an area of 6,387 square feet, more or less.
P & N 32-21-324-009

PARCEL 2

The South 100 feet of the West 200 feet (EXCEPTING therefrom, the North 50 feet of the West 103 feet thereof) in Block 106 in Chicago Heights, a Subdivision in Section 21, Township 35 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Containing an area of 14,850 square feet, more or less.
PIN 32-21-324-011

PARCEL 3

That part of Block 106 in Chicago Heights, a Subdivision in Section 21, Township 35 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, lying East of a line drawn parallel with and 200 feet East of the West line thereof (EXCEPTING therefrom, that portion thereof described as follows:

BEGINNING at a point on the East line of the West 200 feet of said Block a distance of 57.1 feet South of the North line of said Block;

thence East parallel to the North line of said Block a distance of 21.6 feet;

thence Southeasterly along a straight line to a point 132 feet South of the North line of said Block and 246.6 feet East of the West line of said Block;

thence South parallel to the West line of said Block a distance of 118.4 feet;

thence West parallel to the North line of said Block to a point 200 feet East of the West line of said Block;

PIN 32-21-324-014

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thence North parallel to the West line of said Block to the POINT OF BEGINNING.

Containing an area of 41,441 square feet, more or less.

PARCEL 4

The Westerly 1/2 of vacated Stewart Avenue lying East of and adjoining Block 106 in Chicago Heights, a Subdivision in Section 21, Township 35 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Containing an area of 16,734 square feet, more or less.

* * * *

The above described parcels contain an aggregate area of 79,412 square feet, more or less.

Office of Contracts and Real Estate
Omaha, Nebraska
April 4, 1990

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