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WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Corporation)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR
Zenith Electronics Corporation, formerly known as
Zenith Radio Corporation

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, for and in consideration
of Ten and no/100 (\$10.00)-----

-----DOLLARS, and
other good and valuable consideration in hand paid,
and pursuant to authority given by the Board of
of said corporation, CONVEYS and WARRANTS to
Helene Curtis, Inc.

91217953

\$18.00

(The Above Space For Recorder's Use Only)

a corporation organized and existing under and by virtue of the laws of the State of
having its principal office at the following address 325 North Wells Street, Chicago, Illinois
, the following described Real Estate situated in the County of
and State of Illinois, to wit:

See Exhibit A attached hereto and by this reference
made a part hereof.

1991 MAY 6 10 30 91217953

Permanent Real Estate Index Number(s): 16-03-105-003; 16-03-105-020; 16-03-105-021

Address(es) of Real Estate: 1500 North Kostner, Chicago, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be
signed to these presents by its Vice President, and attested by its Secretary, this 6th
day of May, 1991.

Zenith Electronics Corporation
(NAME OF CORPORATION)

IMPRESS
CORPORATE SEAL
HERE

by Michael J. Kaplan Vice PRESIDENT
ATTEST David S. Levin SECRETARY

State of Illinois, County of _____ ss. I, the undersigned, a Notary Public, in and for the County
and State aforesaid, DO HEREBY CERTIFY, that Michael J. Kaplan personally known to
me to be the Vice President of the Zenith Electronics Corporation, formerly
known as Zenith Radio Corporation, a Delaware
corporation, and David S. Levin 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, appeared
before me this day in person and severally acknowledged that as such Vice
President and Secretary, they signed and delivered the said instru-
ment 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.

IMPRESS
NOTARIAL SEAL

OFFICIAL SEAL
PATRICIA A. STRANDBERG
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES AUG 23 1993

Given under my hand and official seal, this 6th day of May, 1991

Commission expires Aug. 23, 1993 Patricia A. Strandberg
NOTARY PUBLIC

This instrument was prepared by William J. Peltin, Gardner, Carton & Douglas,
321 North Clark Street, Chicago, IL 60610-4795
(NAME AND ADDRESS)

MAIL TO { David D. Gregg (Name)
Lathan & Watkins (Name)
5800 Sears Tower (Address)
Chicago, IL 60601 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
Helene Curtis, Inc. (Name)
325 North Wells Street (Address)
Chicago, IL 60610 (City, State and Zip)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

Cook

Jeanie J. Byrd, agent

5/6/91

Jeanie J. Byrd, agent

5/6/91

Jeanie J. Byrd, agent

5/6/91

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WARRANTY DEED

Corporation to Corporation

TO

GEORGE E. COLE®
LEGAL FORMS

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EXHIBIT A

PARCEL 1:

THAT PART OF THE NORTH EAST QUARTER OF THE NORTH WEST 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 NORTH EAST QUARTER OF THE NORTH WEST QUARTER, WITH A STRAIGHT LINE (HEREINAFTER REFERRED TO AS "FIRST

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 NORTH EAST QUARTER OF THE NORTH WEST QUARTER WHICH IS 685.15 FEET SOUTH OF THE NORTH EAST 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 NORTH EAST QUARTER OF THE NORTH WEST 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, EXCEPTING FROM THE ABOVE DESCRIBED PREMISES ANY PART THEREOF THAT MAY FALL WITHIN THE LIMITS OF THE PREMISES DESCRIBED IN PARCEL 2 OF WARRANTY DEED FROM MARTIN J. HANSON AND OTHERS TO ZENITH RADIO CORPORATION, A CORPORATION OF ILLINOIS, DATED JUNE 6, 1950 AND RECORDED JUNE 9, 1950 AS DOCUMENT 14822995, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 300 FEET OF SAID NORTH EAST 1/4 OF THE NORTH WEST 1/4) (EXCEPT THAT PART OF SAID NORTH EAST 1/4 OF THE NORTH WEST 1/4 LYING NORTH OF A STRAIGHT LINE HEREINAFTER REFERRED TO AS "STRAIGHT LINE" DRAWN FROM A POINT ON THE EAST LINE OF THE WEST 300 FEET AFORESAID WHICH POINT IS 686.25 FEET SOUTH OF NORTH LINE OF SAID SECTION TO A POINT ON THE EAST LINE OF SAID NORTH WEST 1/4 WHICH LATTER POINT IS 685.15 FEET SOUTH OF THE NORTH EAST 1/4 OF SAID NORTH WEST 1/4) (AND EXCEPT ALSO THAT PART OF SAID NORTH EAST 1/4 OF THE NORTH WEST 1/4 DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 300 FEET AFORESAID WITH THE ABOVE DEFINED STRAIGHT LINE AND RUNNING THENCE EAST ALONG SAID STRAIGHT LINE A DISTANCE OF 393.47 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 640.48 FEET OF SAID NORTH EAST 1/4 OF THE NORTH WEST 1/4; 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 NORTH EAST 1/4 OF THE NORTH WEST 1/4; THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 A DISTANCE OF 394.72 FEET TO ITS INTERSECTION WITH SAID EAST LINE OF THE WEST 300 FEET OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 300 FEET A DISTANCE OF 695.35 FEET TO THE PLACE OF BEGINNING) (AND EXCEPT ALSO THEREFROM THE EAST 33 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 3)

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EXHIBIT A

(Continued)

ALSO

PARCEL 3:

THAT PART OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 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 NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SAID SECTION 3 WHICH IS 640.48 FEET WEST OF THE SOUTH EAST CORNER OF SAID NORTH EAST 1/4 OF THE NORTH WEST 1/4 AND RUNNING THENCE NORTH ON A LINE WHICH IS PARALLEL WITH THE EAST LINE OF SAID NORTH EAST 1/4 OF THE NORTH WEST 1/4 FOR THE DISTANCE OF 18 FEET TO A POINT; THENCE WEST ON A LINE WHICH IS PARALLEL WITH THE SAID SOUTH LINE OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 FOR A DISTANCE OF 25.76 FEET TO A POINT OF CURVE; THENCE NORTH WESTERLY ON A CURVED LINE TANGENT TO SAID LAST DESCRIBED LINE CONVEX TO THE SOUTH WEST AND HAVING A RADIUS OF 373.07 FEET A DISTANCE OF 352.52 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING NORTH WESTERLY ON A CURVED LINE CONVEX TO THE SOUTH WEST 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 NORTH EAST 1/4 OF THE NORTH WEST 1/4; THENCE SOUTH ALONG SAID EAST LINE OF WEST 300 FEET A DISTANCE OF 105.22 FEET TO A POINT WHICH IS 256.92 FEET NORTH OF THE SOUTH LINE OF NORTH EAST 1/4 OF THE NORTH WEST 1/4; THENCE SOUTH EASTERLY ON A CURVED LINE CONVEX TO THE SOUTH WEST CONCENTRIC WITH SAID LAST DESCRIBED CURVED LINE AND HAVING A RADIUS OF 369.27 FEET FOR A DISTANCE OF 108.98 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING SOUTH EASTERLY IN A CURVED LINE CONVEX TO THE SOUTH WEST 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 SOUTH LINE OF SAID NORTH EAST 1/4 OF THE NORTH WEST 1/4; THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 65.36 FEET TO POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Subject to:

1. Real estate taxes for 1990 and subsequent years.
2. Easement for private road and for the purposes of ingress and egress over the East 15 feet of land as created by the Easement Agreement made by and 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 17895172 and the restrictions and covenants and agreements therein contained. (Affects Parcel 3).
3. Easement for installation and maintenance of catch basins to be located in the center of the North South private road provided for in an Agreement noted in Exception 5 which catch basins are to be located approximately 1/2 on land and 1/2 on the premises East and adjoining as provided for in Agreement by and 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 15246124. (Affects Parcel 3).
4. Railroad rights of way, switch and spur tracks over and across the North 20 feet of the West 20 feet of land. (Affects Parcel 3).
5. Agreement dated May 29, 1908 and recorded July 20, 1908 as Document 4233763, as amended by Agreement dated January 23, 1909 and recorded February 5, 1909 as Document 4324798, and as further modified and amended by Agreement dated December 1, 1958 and recorded January 28, 1959 as Document 17439012, relating to an easement over the North 20 feet of land for ingress and egress to Kostner Avenue. (Affects Parcels 2 and 3).
6. Option dated December 31, 1948 and recorded May 3, 1949 as Document 14545191 from Martin J. Hanson and Others, as Trustees under the Will of John C. Hanson, Deceased, Louis E. Hanson and Lillian E. Hanson, Trustees under the Will of Louis J. Hanson, Deceased, to the Pyle-National Company, a corporation of New Jersey, of the exclusive right of privilege of purchasing the switch track property, as appears on Chicago Guarantee Survey Company Plat of Survey attached thereto, with property as marked "Proposed Easement" as more particularly set forth in said original document. (Affects Parcel 3).
7. Easement to construct and maintain a reasonable number of private crossing for purpose of ingress and egress over and across Parcel 3 as created by Grant made by Zenith Radio Corporation, an Illinois corporation to the Pyle-National Company, a New Jersey Corporation, dated February 26, 1951 and recorded July 24, 1951 as Document 15129705. (Affects part of Parcel 3 and other property).

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8. Easement for sewer system for drainage and other purpose, to connect with and empty into, the public sewer now or hereafter constructed under North Kostner Avenue, Chicago, Illinois. Such private sewer is to commence at a point (to be selected by Zenith) under the South portion of the East 1/2 of said North and South roadway, from such point is to continue Northerly under the East 1/2 of said North and South roadway to a point (to be selected by Zenith) approximately 25 feet, more or less, South of the North line of Zenith's premises, and from such latter point is to continue Easterly in Zenith's premises to the East line thereof (and that to connect with and empty into the aforesaid sewer or sewers under North Kostner Avenue), and also relates to the construction of catch basins along the center line of said North and South roadway and also the right of the Pyle-National Company to extend the aforesaid sewer in the Pyle-National Company premises for purpose of providing drainage as created by Agreement between Zenith Radio Corporation, an Illinois corporation, and the Pyle-National Company, a New Jersey corporation, dated August 1, 1951 and recorded January 2, 1952 as Document 15246124.
9. Provisions relative to the cost of construction and maintenance of the sewer system referred to above as contained in the Agreement made by Zenith Radio Corporation, an Illinois corporation, with the Pyle-National Company, a New Jersey corporation, dated August 1, 1951 and recorded January 2, 1952 as Document 15246124.
10. Grant of Easement, as more particularly set forth in the Warranty Deed from Martin J. Hanson and Others to the Pyle-National Company, a Corporation of New Jersey, dated December 31, 1948 and recorded January 31, 1949 as Document 14488015 and as amended by Grant made by Zenith Radio Corporation, an Illinois corporation, to the Pyle-National Company, a New Jersey corporation, dated February 26, 1951 and recorded July 24, 1951 as Document 15129705 for the free and uninterrupted use, ingress, egress and regress of the switch tracks located on land in common with the grantors, successors and assigns. Said instrument also contains a provision concerning the appurtenant of charges and expenses with respect to the maintenance of said switch tracks. (Affects Parcel 3).
11. Switch track rights of Chicago and Northwestern Railway Company.
12. Agreement dated June 7, 1960 and recorded June 14, 1960 as Document Number 17881539 made by and between Zenith Radio Corporation, a corporation of Delaware and the Pyle-National Company, a New Jersey corporation.

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