

344

SPECIAL WARRANTY DEED

94588346

DEPT-11 1.35.50
TR0013 TRAN 8276 01/06/94 15.37.00
#6464 W. COOK COUNTY REC'D

THIS INDENTURE made this 20th day of June, 1994, between the ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, 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,

A
N
D

NORTH AMERICAN TERMINALS CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Oregon and duly authorized to transact business in the State of Illinois, party of the second part, whose address is 1200 NW Front Avenue - Ste 306, Portland, Oregon 97209,

WITNESSETH,

that the party of the first part, for and in consideration of the sum of \$10.00 (Ten) Dollars and other good and valuable consideration 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 party of the second part, its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION

The Northwest quarter (1/4) of the Northeast quarter (1/4) of Section 26 (except right-of-way of Michigan Central Railroad and right-of-way of Elgin, Joliet and Eastern Railway Company) in Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

94588346

3550
0.0000

1994-06-24 10:58:54 AM

UNOFFICIAL COPY

9 3 1 3 0 1 1 0

and Also

That part of the East half (1/2) of the Southeast (1/4) of Section 26, Township 35 North, Range 14, East of the Third Principal Meridian, lying North of the Lincoln Highway (now known as Sauk Trail) (Excepting from said tract that part thereof lying East of a line running South and parallel to the East Line of said Section from a point on the center line of said Section, 120 feet West of the East Line thereof to a point 15 feet North of the North Line of Lincoln Highway; and thence Southwesterly to a point on the North line of said Highway 100 feet Southwesterly from its intersection with the East line of said Section; and excepting from said tract that part thereof described as follows;

Commencing at the Point of Intersection of the Center Line of Sauk Trail with the East Line of Said Southeast Quarter, said Point Being 961.30 Feet North of the Southeast Corner of Said Section 26 and Running Thence North Along Said East Line for a Distance of 33.22 Feet to a Point in a Line which is 33 Feet Northerly of (At Right Angle Measurement) to the Center Line of Sauk Trail, said line forming a Southwest Angle of $83^{\circ}-26'00''$ with said East Line; Thence Westerly on said Line for a Distance of 100.00 Feet to a point, said Point Being the Place of Beginning of The Following Described parcel of land, to-wit: Thence continuing Westerly on the last described line for a distance of 51.75 feet to a point; thence Westerly on a line which deflects $1^{\circ}-44'00''$ to the right, said line being 33 feet Northerly of the center line of Sauk Trail an said center line is shown in Indian Hills Gardens Subdivision; for a distance of 238.25 feet to a point; thence North parallel with East Line of said Southeast quarter for a distance of 200.00 feet to a point; thence East at right angles to last described line, for a distance of 257.92 feet to the West Line of the Calumet Expressway as described in the deed from Howard A. Miller and Lillian M. Miller, his wife, to the County of Cook, and known as Document No. 1537621; thence South on said last described line for a distance of 159.52 feet to a point, thence Southwesterly on a line which is the Northwest Right-of-Way Line of the Calumet Expressway to the point of beginning which forms a Northwest angle of $110^{\circ}-18'-41''$ with last described line for a distance of 62.72 Feet to the place of beginning).

94548346

UNOFFICIAL COPY

9 4 1 0 0 3 1 0

Also excepting from said tract that part thereof described as follows: (Beginning at a Point of Intersection of the Northerly Right-of-Way Line of Sauk Trail Road With the Centerline of Blackstone Avenue Right-of-Way (Extended North) as Heretofore Dedicated for Public Street in "Indian Hill Gardens Subdivision" In Part of the East half of the Southeast quarter of said Section 26, Lying Southerly of Sauk Road; Thence Northerly on said extended center line of Blackstone Avenue Right-of-Way, a Distance of 322.0 Feet to a Point; Thence Easterly on a Straight Line, Parallel to the Northerly Right-of-Way Line of Sauk Trail, a distance of 208.00 Feet to a Point; Thence Southerly on a Straight Line, Parallel to the Aforesaid Described Extended Centerline, of Blackstone Avenue Right-of-Way a Distance of 322.0 Feet to the Point of Intersection With the Northerly Right-of-Way Line of Sauk Trail Road; Thence Westerly on the Last Described Line, 208.0 Feet to the Point of Beginning, all in Cook County, Illinois.

ALSO the Southwest quarter (1/4) of the Northeast quarter (1/4); ALSO the Northwest quarter (1/4) of the Southeast quarter (1/4) and the Southeast quarter (1/4) of the Northeast quarter (1/4) of Section 26 (Excepting that part of said Southeast quarter (1/4) of the Northeast quarter (1/4) lying East of a line beginning at a point on the South right-of-way line of the Elgin, Joliet and Eastern Railway Company, 220 feet West of the East line of said Section, and running thence South 339 feet parallel with said East Section line; thence Southeasterly to a point 120 feet West of said East Section line and 1502 feet South of the North line of said Section; thence South and parallel to the East line of said Section to the South line of said Southeast quarter (1/4) of the Northeast quarter (1/4)) all in Township 35 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois (excepting the following: That part of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 26, Township 35 North, Range 14, East of the Third Principal Meridian, Bounded and Described as follows: Beginning at a point on the South line of said Northwest Quarter (1/4) of the Southeast Quarter (1/4) which is 696.20 feet East of the Southwest Corner of said Northwest Quarter (1/4) of the Southeast Quarter (1/4); thence North along a line 180 feet to a point which is 696.20 feet East of the West

9-1588346

UNOFFICIAL COPY

Line of said Northwest Quarter (1/4) of the Southeast Quarter (1/4), as measured along a line 180 feet North of and parallel with the South line of said Northwest Quarter (1/4) of the Southeast Quarter (1/4); thence West along said parallel line 696.20 feet to the West line of the said Northwest Quarter (1/4) of the Southeast Quarter (1/4); thence South along said West line 180 feet to the Southwest corner of said Northwest Quarter (1/4) of the Southeast Quarter (1/4); thence East along the South line of said Northwest Quarter (1/4) of the Southeast Quarter (1/4) to the point of beginning) all in Cook County, Illinois.

and Also

The Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 26, Township 35 North, Range 14, East of the Third Principal Meridian (except the East 50 feet thereof) and (except the right-of-way of the Joliet and Northern Indiana Railroad Company and the Elgin, Joliet and Eastern Railway Company, in Cook County, Illinois, excepting therefrom that part lying South of the South right-of-way line of the Elgin, Joliet and Eastern Railway and East of a line beginning at a point on said right-of-way line 220 feet West of the East line of said section and running thence South 339 feet parallel with said section line and 1502 feet South of the North line of said section) all in Cook County, Illinois.

~~STATE OF ILLINOIS
COUNTY OF COOK
CLERK OF THE CLERK'S OFFICE~~

~~STATE OF ILLINOIS
COUNTY OF COOK
CLERK OF THE CLERK'S OFFICE~~

~~STATE OF ILLINOIS
COUNTY OF COOK
CLERK OF THE CLERK'S OFFICE~~

94588346

UNOFFICIAL COPY

Permanent Real Estate Index Number(s):

- (1) 32-26-200-001-0000
- (2) 32-26-201-001-0000
- (3) 32-26-202-001-0000
- (4) 32-26-400-001-0000
- (5) 32-26-402-001-0000

Address of real estate: Corner of Calumet Expressway and Sauk Trail, Sauk Village, Township of Bloom, County of Cook, State of Illinois.

Together with 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 the 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 party of the second part, North American Terminal Corporation, its successors and assigns.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, North American Terminal Corporation, its successors 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 DEFEND, subject to the general exceptions contained in the title policy and the following permitted exceptions:

General Real Estate Taxes for the year or years which are a lien on the Premises but not yet due and payable, and subsequent years.

Covenants, conditions and restrictions of record, if any.

Private and public easements for utility, quasi-public utility and access, if any.

Roads, highways and streets, if any.

Drainage tiles, ditches, conduits and laterals, if any.

94588346

UNOFFICIAL COPY

9 4 5 3 3 4 1 6

Easements for drainage as created by Agreement recorded December 26, 1913 as Document 5328452.

Applicable zoning and building laws, ordinances, codes and regulations.

Building set back lines and restrictions, if any.

Rights of the public, the State of Illinois and the municipality, if any, in and to that part of the Land, if any, taken or used for road or highway purposes.

Railroad switch and spur tracks, if any.


The existing licenses and Leases:

1. AMOCO Oil Company Easement dated 09/30/77
2. Natural Gas Pipeline Company Easement dated 08/23/66
3. Lakehead Pipeline Company Easement dated 09/14/67
4. NIGAS Company Easement dated 07/27/64
5. Year-to-Year Lease to David Reithel dated 01/01/84, renewed 01/01/88, with thirty (30) day termination provision.
6. Annual Farm Lease to D. B. Farn dated 03/01/84, renewed 03/01/92, expires 03/28/93, for the entire Premises less #5 above.

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-Finance, and attested by its Assistant Secretary, the day and year first above written.

ELGIN, JOLIET AND EASTERN
RAILWAY COMPANY

BY: 
Vice President-Finance

Attest: 
Assistant Secretary

94585346

