SPECIAL WARRANTY DEED

94588346

THIS INDENTURE made this 20th day of June, 1994, between the ELGIN, JOINET AND EASTERN RAILWAY COMPANY, a corporation created and existing under and by virtue of the laws of the State of Delaware and July authorized to transact business in the State of Elinoin, party of the first part,

Λ N D

NORTH AMERICAN TERMINAL! 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 Illinoin, party of the second part, whose address is 1200 MW Front Avenue - Ste 306, Fortland, Oregon 97209,

WITNESSWIR,

that the party of the first part, for and in consideration of the num 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 gursuant 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 entate, 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.

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and Alao

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 Bauk Trail) (Excepting from said tract that part thereof lying East of a line running South and parallel to the East 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 180 feet Southwesterly from its intersection with the East line of said Mestion; and excepting from said tract that part thereof mescribed as follows:

Commencing at the Point of Internoction of the Center Line of Sauk 1994 With the East Line of Said Southeast Quarter, Said Polat Heling 961.30 Feat North of the Southeant Corner of Sald Section 26 and Running Thence North Along Said Bad line for a Distance of 33.22 feet to a Point in a line witch in 33 Feet Northerly of (AL Right Angle Measurement) to the Center Line of Sauk Trail, Sald Jane forming a Southwest Angle of 83"-26'00" With Said East Line; Thence Wosterly on Said Line for a Distance of 189,00 Feet to a Point, Said Point Being The Place of Beginning of The Following Described parcol of Land, to will. Thence Continuing Monterly on the lant described line for a distance of 41.75 teet to a point; thence Westerly on a line which deflects 10-44'00" to the right, haid line being 33 Loot Northery of the center line of Sauk Traff an maid center line la phown in Indian Hills Gardens Subdivision; for a distance of 738,25 feet to a point; thence North parallel with East los of said Southeast quarter for a distance of 200,00 feet to a point; thouco East at right angles to last described line, for a distance of 257,92 feet to the West Vine of the Calumet Expresswoy as described in the deed from Howard A. Miller and Eddlian M. Miller, his wife, to tre County of Cook, and known an Document No. 1537621; Chence south on hald lant described line for a distance of 159,52 feet to a point, thence Southwenterly on a line which in the Northwent Right-Of-Way line of the Calumot Expressival to the point of beginning which toxin a Northwest angle of 110" 18' 41" with last described line for a distance of 62,72 Foot to the place of beginning).

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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; Thomas 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, Illinoia.

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 thance 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 Frincipal 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

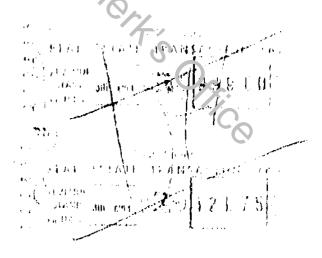
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tine of hald Northwent Quarter (1/4) of the Southeaut Quarter (1/4), an measured along a line 180 feet North of and parallel with the South line of hald Northwort Quarter (1/4) of the Southeaut Quarter (1/4); thence Went along hald parallel line 696,20 feet to the Went line of the hald Northwent Quarter (1/4) of the Southeaut Quarter (1/4); thence South along hald Went line 180 feet to the Southeaut Corner of hald Northwent Quarter (1/4) of the Southeaut Quarter (1/4); thence Eaut along the South line of add Northwent Quarter (1/4) of the Southeaut Quarter (1/4). So the point of beginning) all in Cook County, illinoid.

and Also

The Northeast Parter (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-ways of the Joliet and Northern Indiana Railroyd 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 edgin, 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 (39 feet parallel with said section line and 1502 feet South of the North line of said section) all in Cook County, Illinois.

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Permanent Real Estate Index Number(s):

- (1) 32-26-200-001-0000
- (2) = 32 26 201 001 + 0000
- (3) $32 \cdot 26 \cdot 202 \cdot 001 \cdot 0000$
- $(4) = 32 \cdot 26 \cdot 400 \cdot 003 \cdot 0000$
- $(6) = 32 \cdot 26 \cdot 402 \cdot 008 \cdot 0000$

Addressed of real entate: Corner of Calumet Expressway and Sauk Trail, Sauk Village, Township of Bloom, Courty of Cook, State of Illinois.

Together with all and mingular the hereditaments and appurtenancem thereunto belonging, or in anywine apportaining, and the reversion and reversions, remainder and romainders, rents, insues and profits thereof, and all the entare, 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 smerican Terminals Corposation, its successors and assigns.

And the party of the first part, for itself, and its successors, does coverant, promise and agree, we and with the party of the second part, North American Terminals Corporation, its successors and assigns, that it has not done or sufficed to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as hereby recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WIMA WARRANT AND DEFEND, subject to the general exceptions contained in the title policy and the following permitted exceptions:

General Real Entate Taxon for the year or years which are a lifen on the Premines but not yet due and payazin, and subsection years.

Covenants, conditions and restrictions of record, if any.

Private and public canomenta for utilition, quani-public utilition and account if any.

Roads, highways and streets, it any.

Drainage tilen, dischen, foedern and lateraln, if any.

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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 OL! 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 Easternath 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. Farm dated 03/01/84, renewed 03/01/92, expired 03/28/93, for the entire Premises less #5 above.

IN WITNESS WHEREOF, said party of the first post has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President Phance, and attested by its Assistant Secretary, the day and year first above written.

ELGIN, JOLIET AND EASTERN RAILWAY COMPANY

A While

Pregident Finance

Althout

Annintant Secretary

UNOFFICIAL COPY This instrument was propared by Colette Ferris Shotton, Esquire 135 Jaminon Lano, P. O. Box 68 Monroeville, PA 15146 (412) 829-6892

OT JUAN

COMMONWEALTH LAND TITLE ING. CO.

(Name)

30 N. LaSallo Street - Suito 3440

(Addrenn) Chicago, 111 hois 60602

(City, State and Zip) Attn: Paul N. Yannias Coot is

SEND SUBSEQUENT TAX BILLS TO:

NORTH AMERICAN TERMINALS CORPORATION (Name)

1200 NW Front Avenue - Suite 300 (Address)

Portland, Orogon 97209 (City, State and Zip)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ALLEGHENY

T. Micron I Kirk , a Notary Public in and for said County, in the Commonwealth atoresaid, do nereby certify that J. W. Schulte, personally known to me to be the Vice President-Finance of ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, & Delaware corporation and Colore reasonally knows 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-Finance and Assistant Secretary of said corporation, they signed 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 acts, 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 notarial seal this $\frac{2\sigma^{\gamma,k}}{2}$ day of June, 1994.

Notary Public

Notarial Soal Patricia L. Kirk, Notary Public Monroevilla Boro, Altorphony Count My Commission Expired July 10, 1998

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COMMONWEALTH OF PENNSYLVANIA)
SS
COUNTY OF ALLEGHENY)

AFFIDAVIT FOR PURPOSE OF PLATS ACT

Joneph W. Schulte, being first duly sworn on oath deposes and says:

- That he is Vice President Finance of the Blgin, Joliet and Easters Railway Company.
- 2. That the Eigin, Joliet and Eastern Railway Company is the Strantor in that certain Warranty Deed to North American Terminais Corporation, an Oregon corporation, dated the 20th day of June, 1994, conveying the real estate described therein, to which this Alladavit is attached to and made a part thereot.
- provintions of "An Act to Revise the Law in Relation to Plate" approved March 31, 1874, as amended (Illinois Revised Statutes Chap. 109) for the reason that:

The instrument is a conveyance resulting from the sale of a parcel of land of five (5) acres or more in size which does not involve any new structure or casements of account.

Further afflant mayn not.

SUBSCRIBED AND SWORN to before me thin 30 day of June, 1994.

Notary Public

Notarkii Seel Patricia I., Kirk, Notary Public Microsville Huro, Alegterry County My Commission Express July 13, 1908

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