

SPECIAL WARRANTY DEED
(Limited Partnership to Corporation)
(Illinois)

94005292

THIS INDENTURE, made this 3rd day of January, 1994, between Fresh Start Foods Limited Partnership d/b/a Interstate Foods Limited Partnership, a limited partnership created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and CARGILL, INCORPORATED, 15407 McGinty Road West, Wayzata, Minnesota 55391, 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 second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 and no/100 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 party of the first part's general partner, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs 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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereunto 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, its successors and assigns forever.

And the party of the first part, for itself, and its successors, do hereby covenant, promise and agree, to and with the party of the second part, 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:

MATTERS DESCRIBED ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

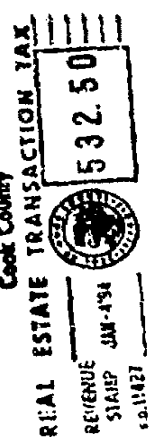
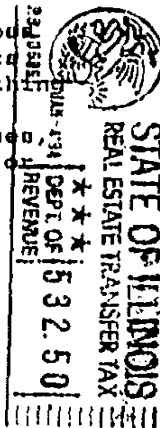
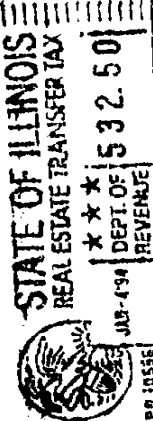
Permanent Real Estate Index Number(s): 17-32-400-078, 17-32-400-086; 17-32-400-112; 17-32-400-141

Address(es) of real estate: 3800 S. Morgan Street and 3817 Racine Street Chicago, Illinois 60609

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 Executive Vice Pres., the day and year first above written.

Fresh Start Foods Limited Partnership
d/b/a Interstate Foods Limited Partnership,
an Illinois limited partnership, by its General
Partner F.S.F.G.P., Inc.

By Michael [Signature]
Its EXECUTIVE VICE PRESIDENT



This instrument was prepared by Sharon S. Zuiker c/o Sidley & Austin One First National Plaza, Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:
Cargill, Incorporated
P.O. Box 9300
Minneapolis, Minnesota 55440
Attn: Tax Department

Handwritten notes and stamps at the bottom, including a stamp with the number 798750.

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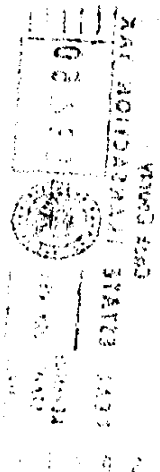
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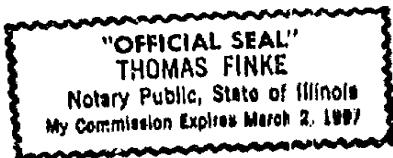
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STATE OF Illinois
COUNTY OF Cook

ss.

I, Thomas Finke, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Urbit personally known to me to be the Executive Vice President of F.S.F.G.P., Inc., the General Partner of Fresh Start Foods Limited Partnership d/b/a Interstate Foods Limited Partnership, an Illinois limited partnership, and 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 as such Executive Vice President, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of General Partner of said limited partnership as his/her free and voluntary act, and as the free and voluntary act and deed of said General Partner, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 3rd day of January, 1994.



Thomas Finke
Notary Public
Commission expires March 2, 1997

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 481.57 FEET OF THE WEST 579 FEET EAST OF THE EAST LINE OF RACINE AVENUE (EXCEPTING THEREFROM THE SOUTH 268 FEET OF THE WEST 379 FEET AND EXCEPTING THE SOUTH 286 FEET OF THE EAST 200 FEET AND ALSO EXCEPTING THE EAST 59 FEET OF THE WEST 379 FEET OF THE NORTH 18 FEET OF THE SOUTH 286 FEET THEREOF) OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THE SOUTH 381.57 FEET OF THE SOUTH 481.57 FEET OF THE WEST 579 FEET EAST OF THE EAST LINE OF RACINE AVENUE (EXCEPTING THEREFROM THE SOUTH 268 FEET OF THE WEST 379 FEET AND EXCEPTING THE SOUTH 286 FEET OF THE EAST 200 FEET AND ALSO EXCEPTING THE EAST 59 FEET OF THE WEST 379 FEET OF THE NORTH 18 FEET OF THE SOUTH 286 FEET THEREOF) OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE WEST 579 FEET LYING EAST OF THE EAST LINE OF SOUTH RACINE AVENUE OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THE NORTH 33 FEET AND SOUTH 481.57 FEET THEREOF AND ALSO EXCEPTING THE PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 57 FEET EAST AND 33 FEET SOUTH OF NORTH WEST CORNER OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SAID SOUTH EAST 1/4 AND RUNNING THENCE EAST 138.92 FEET TO A POINT, SAID POINT BEING 195.92 FEET EAST AND 33 FEET SOUTH OF SAID NORTH WEST CORNER OF THE SOUTH 1/2; THENCE IN A SOUTH WESTERLY DIRECTION 20.40 FEET TO A POINT, SAID POINT BEING 2 FEET SOUTH OF THE FIRST DESCRIBED COURSE; THENCE IN A SOUTH WESTERLY DIRECTION ALONG THE ARC OF A CIRCLE THE RADIUS OF WHICH IS 207.50 FEET TO A POINT WHICH IS 54.36 FEET SOUTH OF THE PLACE OF BEGINNING OF THIS DESCRIPTION SAID POINT BEING 87.36 FEET SOUTH AND 57 FEET EAST OF THE NORTH WEST CORNER OF SAID SOUTH 1/2 AND THENCE NORTH 54.36 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 140 FEET OF THE NORTH 173 FEET OF THE WEST 360 FEET OF THE EAST 393 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE SOUTH 140 FEET OF THE NORTH 173 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THE EAST 393 FEET AND THE WEST 636 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED BY GRANT OF EASEMENT RECORDED JANUARY 20, 1970 AS DOCUMENT 21,061,236 OVER THE SOUTH 33 FEET OF THE EAST 393 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OVER THE NORTH 33 FEET OF THE WEST 360 FEET OF THE EAST 393 FEET OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS FOR INGRESS AND EGRESS.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. GRANT OF RIGHT OF WAY AND EASEMENTS CONTAINED IN DOCUMENT 13388818 NOTE: BY INSTRUMENT RECORDED AS DOCUMENT 15933055 THE EASEMENT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF SWITCH TRACK ON THE 17 FOOT STRIP DESCRIBED IN DEED RECORDED AS DOCUMENT 13388818 WHICH STRIP INTERSECTS THE WESTERLY LINE OF THE SECOND PARCEL DESCRIBED IN SAID DEED AT A POINT APPROXIMATELY 9 FEET 6 INCHES SOUTHERLY FROM THE NORTHERLY LINE OF SAID PARCEL HAS BEEN RELEASED AND DISCHARGED.
2. EASEMENT FOR SEWER LINE UNDER THE LAND AS DISCLOSED BY DEED RECORDED AS DOCUMENT 14585907.
3. RIGHTS OF THE OWNERS TO THE NORTH AND SOUTH OF THE LAND IN AND TO THE STEAM PIPES OVER, ACROSS AND THROUGH THE LAND AND ALL BURDENS OF UPKEEP AND COST CONNECTED THEREWITH.
4. RESERVATION EASEMENT CONTAINED IN QUIT CLAIM DEED FROM WESTERN BURLAP BAG COMPANY TO PERSHING RACINE CORPORATION, AS DOCUMENT 14585907 CONVEYING THE LAND RESERVING TO ITSELF ITS SUCCESSORS AND ASSIGNS AN EASEMENT APPURTENANT TO THE WEST 579 FEET LYING EAST OF THE EAST LINE OF A SOUTH RACINE AVENUE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 14 EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THE NORTH 33 FEET AND SOUTH 481.57 FEET THEREOF AND ALSO EXCEPTING THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 57 FEET EAST AND 33 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SOUTH EAST 1/4 AND RUNNING THENCE EAST 198.92 FEET TO A POINT BEING 195.92 FEET EAST AND 33 FEET SOUTH OF SAID NORTHWEST CORNER OF SAID SOUTH 1/2 THENCE IN A SOUTHWESTERLY DIRECTION 20.40 FEET TO A POINT, SAID POINT BEING 2 FEET SOUTH OF THE FIRST DESCRIBED COURSE THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CIRCLE THE RADIUS OF WHICH IS 207.50 FEET TO A POINT WHICH IS 54.36 FEET SOUTH OF THE PART BEGINNING OF THIS DESCRIPTION SAID POINT BEING 87.36 FEET SOUTH AND 57 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTH 1/2 AND THE NORTH 54.36 FEET TO THE POINT OF BEGINNING THE FOLLOWING EASEMENTS MAINTENANCE OF SEWER LINE UNDER LAND HEREBY CONVEYED AND FOR USE OF SWITCH TRACKS NOW EXISTING AND LOCATED ON THE NORTHERLY PORTION OF LAND HEREBY CONVEYED.

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5. EASEMENT OVER THE WEST 150 FEET LYING EAST OF THE EAST LINE OF SOUTH RACINE AVENUE OF THE NORTH 20 FEET OF THE SOUTH 363 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, RELAY AND REPLACE A GAS MAIN OR MAINS AND SERVICE PIPES AS CONTAINED IN GRANT TO THE NORTHERN ILLINOIS GAS COMPANY RECORDED DECEMBER 1, 1966 AS DOCUMENT 20010939.
6. GRANT OF EASEMENT AND OTHER GRANTS CONTAINED IN QUIT CLAIM DEED RECORDED AUGUST 26, 1958 AS DOCUMENT 17299982 BY THE CHICAGO JUNCTION RAILWAY COMPANY TO THE CHICAGO RIVER AND INDIAN RAILROAD COMPANY, THE AFOREMENTIONED QUIT CLAIM CONTAINS THE FOLLOWING GRANTS AND ASSIGNMENTS: RIGHT TITLE AND INTEREST TO ALL FACILITIES AND APPURTENANCES LOCATED ON, ABOVE, OR BELOW THE SURFACE. RIGHT TITLE AND INTEREST IN ALL RAILROAD TRACKS, BRIDGES, VIADUCTS, FACILITIES, RIGHT TITLE AND INTEREST IN ALL RIGHT OF WAY, SPUR TRACKS AND INDUSTRIAL TRACKS ETC.
7. CLAIM OF LIEN FOR REMOVAL OF DEBRIS BY THE CITY OF CHICAGO AGAINST FIRST NATIONAL BANK OF ARLINGTON HEIGHTS, AND OTHERS, IN CASE NO. 36M1401390, FOR \$5,330.00, RECORDED AUGUST 20, 1992 AS DOCUMENT 92619167.
8. EASEMENTS AS CREATED BY DEED FROM WESTERN BURLAP BAG COMPANY TO COLUMBIA PIPE AND SUPPLY COMPANY DATED OCTOBER 24, 1944 AND RECORDED OCTOBER 31, 1944 AS DOCUMENT 13388818 AS FOLLOWS:
 - (A) FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF SWITCH TRACKS.
 - (B) POSSIBLE RECIPROCAL EASEMENT FOR USE OF A PIPE LINE BETWEEN THE SUBJECT PROPERTY AND PROPERTY SOUTH AND ADJOINING.
9. ENCROACHMENT AS DISCLOSED BY A SURVEY MADE BY JOHN D. MC TIGUE, DATED AUGUST 1, 1988, CONSISTING OF 24 FEET ENCROACHMENT OF FENCE INTO SOUTH RACINE AVENUE AND VARYING WIDTH ONTO WEST 38TH STREET.
10. EASEMENT FOR THE USE, MAINTENANCE AND REPAIR OF STEAM SUPPLY AND SERVICE LINES UPON, OVER AND ALONG THE NORTH 14 FEET OF PARCEL 3 AS RESERVED IN THE DEED FROM THE UNION STOCK YARD AND TRANSIT COMPANY OF CHICAGO, CORPORATION OF ILLINOIS, TO INTERSTATE FOODS CORPORATION, CORPORATION OF ILLINOIS, DATED DECEMBER 27, 1962 AND RECORDED JANUARY 4, 1963 AS DOCUMENT 18688978.

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11. EASEMENT FOR THE USE, MAINTENANCE AND REPAIR OF STEAM SUPPLY AND SERVICE LINES UPON, OVER AND ALONG THE NORTH 14 FEET OF PARCEL 3 AS RESERVED IN THE DEED FROM THE UNION STOCK YARD AND TRANSIT COMPANY OF CHICAGO, CORPORATION OF ILLINOIS, TO INTERSTATE FOODS CORPORATION, CORPORATION OF ILLINOIS, DATED DECEMBER 27, 1962 AND RECORDED JANUARY 4, 1963 AS DOCUMENT 18938004.
12. EASEMENT FOR UTILITY PURPOSES BENEATH, UPON AND ALONG THE EAST 10 FEET OF PARCEL 3 AS RESERVED IN THE DEED FROM THE UNION STOCK YARD AND TRANSIT COMPANY OF CHICAGO, CORPORATION OF ILLINOIS, TO INTERSTATE FOODS CORPORATION, CORPORATION OF ILLINOIS, DATED DECEMBER 27, 1962 AND RECORDED JANUARY 4, 1963 AS DOCUMENT 18688978.
13. COVENANTS AND AGREEMENTS CONTAINED IN THE DEED FROM THE UNION STOCK YARD AND TRANSIT COMPANY OF CHICAGO, CORPORATION OF ILLINOIS, TO INTERSTATE FOODS CORPORATION, CORPORATION OF ILLINOIS, DATED DECEMBER 27, 1962 AND RECORDED JANUARY 4, 1963 AS DOCUMENT 18688978 RELATING TO THE INSTALLATION OF ABOVE GROUND STORAGE TANKS ALONG AND UPON THE NORTH 14 FEET OF PARCEL 3.
14. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 5 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
15. EASEMENT OVER, UNDER, UPON AND ALONG THE NORTH 14 FEET AND THE WEST 10 FEET OF PARCEL 4 FOR STEAM SERVICE PIPES AND UTILITIES AS RESERVED IN WARRANTY DEED FROM THE UNION STOCK YARD AND TRANSIT COMPANY OF CHICAGO TO 3801 PACINE BUILDING CORPORATION DATED NOVEMBER 9, 1964 AND RECORDED DECEMBER 7, 1964 AS DOCUMENT 19326785.
16. RWY RIGHTS-OF-WAY, SWITCH AND SPUR TRACKS, IF ANY, AS SHOWN BY SURVEYS BY CHICAGO GUARANTY SURVEYING COMPANY, DATED JULY 28, 1988, ORDER NO. 8806046 AND BY JOHN D. MC TIGUE DATED AUGUST 1, 1988, ORDER NO. 86-1381.
17. GENERAL TAXES FOR THE YEAR 1993 AND SUBSEQUENT YEARS.

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