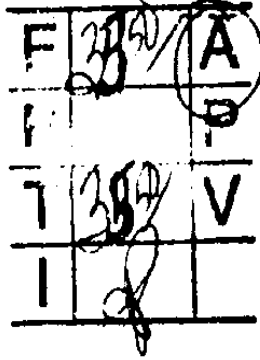


FILED FOR RECORD AT THE
REQUEST OF AND RETURN TO.

UNOFFICIAL COPY

WEYERHAEUSER COMPANY
BOX C
TACOMA, WA 98477

95533510



DEPT-01 RECORDING \$35.50
742222 TRAX 9978 12/01/95 18:59:00
#8843 # R. * 95-833510
COOK COUNTY RECORDER

H455-0524

SPECIAL WARRANTY DEED

This indenture, made this 27th day of November, 1995 between Westvaco 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, Grantor, having its principal office in the City of New York, County of New York and State of New York and Weyerhaeuser Company, a Washington corporation, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does GRANT, BARGAIN AND SELL unto the said Grantee, and to its successors and assigns,

DEED PREPARED BY:

ALFRED C. KNIGHT
SENIOR ATTORNEY AND
ASSISTANT SECRETARY
WESTVACO CORPORATION
299 PARK AVENUE
NEW YORK, NY 10171

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Property of Cook County Clerk's Office

9875.00 PM

93333510

STATE OF ILLINOIS
DEPARTMENT OF REVENUE



00 909

SEAL OF HONOR
JAN 30 11 28

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FOREVER, all the land, situated in the County of Cook and State of Illinois known and described on Schedule A (the "Real Property") attached hereto and made a part hereof, SUBJECT TO Schedule B attached hereto and also 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 said Grantor, either in law or equity, of, in and to the Real Property, with its hereditaments and appurtenances: TO HAVE AND TO HOLD the said Real Property as above described, with the appurtenances, unto the said Grantee, its successors and assigns forever.

Grantor covenants as follows: (1) that at the time of the making and delivery of such deed Grantor was lawfully seized of an indefeasible estate in fee simple, in and to the Real Property herein described, and had good right and full power to convey the same: (2) that except as shown on Schedule B attached hereto, the same was then free from all encumbrances other than encumbrances of record, any state of facts an accurate survey may show provided the same does not materially interfere with the use of the Real Property for the manufacture of corrugated shipping containers and any other encumbrances that have been disclosed to Grantee; and (3) that

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Grantor warrants to Grantee, its successors and assigns, the quiet and peaceable possession of the Real Property.


Grantor for itself, successors and assigns do by these presents expressly limit the covenants of this deed to those herein expressed, and exclude all covenants arising or to arise by statutory implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise it will forever warrant and defend the Real Property.

By this instrument Grantor intends to convey to Grantee, successors and assigns, only those real property interests it acquired, together with after acquired title, if any and any interest which attaches by operation of law.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Executive Vice President, the day and year first above written.

Address of Property:
4400 W. 45th Street
Chicago, Illinois

WESTVACO CORPORATION

By:  (Seal)
Name: Rudolph G. Johnstone

AK

Permanent Tax Index
19-3-400-049-0000

Its: Executive Vice President

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Side 4 - 4400 W. 45th St., Chicago, IL

THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH HALF AND THAT PART OF THE NORTHWEST QUARTER, LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE SECTION 3, TOWNSHIP 38 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON APRIL 29, 1897 AS DOCUMENT 2530529, IN BOOK 67 OF PLATS, PAGE 44, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 45TH STREET AND A LINE 24.93 FEET EAST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3, SAID PARALLEL LINE BEING THE WESTERLY BOUNDARY LINE OF THE PREMISES CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO TO THE THEN TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT BY DEED DATED SEPTEMBER 15, 1950 AND RECORDED OCTOBER 16, 1950 AS DOCUMENT 14927392; THENCE WEST ALONG SAID NORTH LINE OF WEST 45TH STREET A DISTANCE OF 920.46 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE WESTERLY BOUNDARY LINE, AT THIS POINT, OF THE PARCEL OF LAND CONVEYED BY THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO THE FIRST NATIONAL BANK OF CHICAGO BY DEED DATED MARCH 6, 1951 AND RECORDED MARCH 8, 1951 AS DOCUMENT 15026337; THENCE NORTHERLY ALONG LAST DESCRIBED LINE A DISTANCE OF 572.27 FEET TO A POINT, SAID POINT BEING 893.28 FEET, MORE OR LESS, WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO ITS POINT OF INTERSECTION WITH A LINE PARALLEL TO AND 740.65 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SAID SECTION 3; SAID POINT OF INTERSECTION BEING 666.66 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE SOUTHEASTERLY ALONG A CURVED LINE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 328.12 FEET TO A POINT WHICH IS 741.24 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE, AND 881.77 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SAID SECTION 3; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVED LINE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 912.31 FEET TO A POINT WHICH IS 667.45 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE AND 913.79 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SAID SECTION 3, THENCE CONTINUING SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 328.12 FEET TO A POINT IN A LINE PARALLEL TO AND 835.32 FEET SOUTH OF THE SAID EAST AND WEST CENTER LINE OF SECTION 3, SAID POINT BEING 550.89 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE EAST ALONG LAST DESCRIBED PARALLEL LINE A DISTANCE OF 301.41 FEET, MORE OR LESS, TO A POINT 249.28 FEET WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO ITS POINT OF INTERSECTION WITH A LINE PARALLEL TO AND 970.57 FEET SOUTH OF SAID EAST AND WEST CENTER LINE OF SECTION 3; SAID POINT OF INTERSECTION BEING 3.25 FEET EAST OF SAID NORTH AND SOUTH

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SCHEDULE A-1

SCHEDULE A-2

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EXHIBIT "B" (Chicago, IL)

1. Real property taxes subsequent to 1995, a lien, not yet due and payable
2. Easement over the East 15 feet of the premises created by Deed recorded January 21, 1954 as Document Number 15817088
3. Covenant contained in Deeds recorded October 16, 1950 as Document Number 14927392 and January 21, 1954 as Document Number 15817088 to the effect that the East 15 feet of the premises shall be kept free and clear of any building or structure above the ground.
4. Reservation and rights contained in Deed recorded January 21, 1954 as Document Number 15817088 respecting a 30 foot alley of which the East 15 feet of the premises forms a part.
5. Switch and spur tracks which may be located on the premises
6. Matters, including but not limited to encroachments, if any, as shown on the survey of said premises

CENTER LINE OF SECTION 3, THENCE EAST ALONG LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 24.93 FEET EAST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 3; THENCE SOUTH ALONG LAST DESCRIBED PARALLEL LINE TO THE POINT OF BEGINNING. THE LAST 3 MENTIONED COURSES BEING THE SOUTHWESTERLY AND WESTERLY BOUNDARY LINES OF THE PREMISES CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO TO THE THEN TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT BY AFOREMENTIONED DEED DATED SEPTEMBER 15, 1950 (DOCUMENT 14927392).

THE FOREGOING DESCRIPTION IS BASED UPON THE FOLLOWING DEFINITIONS:

THE EAST AND WEST CENTER LINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID SECTION 3, MEASURED 2,597.75 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 3, AND MEASURED 2,889.84 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 3 TO A POINT ON THE WEST LINE OF SAID SECTION 3, MEASURED 2,588.77 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 3, AND MEASURED 2,861.19 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID SECTION 3.

THE NORTH AND SOUTH CENTER LINE OF SAID SECTION IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SECTION 3, MEASURE 2,848.14 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 3, AND MEASURED 2,842.84 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 3, TO A POINT ON THE SOUTH LINE OF SAID SECTION 3, MEASURED 2,869.37 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 3, AND MEASURED 2,868.04 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 3.

WEST 45TH STREET IS DEFINED AS A STRIP OF LAND LYING IN LOT "B" OF THE SUBDIVISION RECORDED APRIL 29, 1897, IN BOOK 87 OF PLATS, PAGE 44, AS DOCUMENT 2530529 WHICH IS 66 FEET IN WIDTH, EXTENDING WESTERLY FROM THE WEST LINE OF SOUTH KOLIN AVENUE, EXTENDED NORTHERLY TO THE WESTERLY BOUNDARY LINE (WHERE THE SAME EXTENDS ACROSS THE 66 FOOT STRIP) OF A PARCEL OF LAND CONVEYED BY THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO THE FIRST NATIONAL BANK OF CHICAGO BY DEED DATED MARCH 8, 1951 AND RECORDED MARCH 8, 1951 AS DOCUMENT 15028337. THE SOUTH LINE OF SAID STRIP IS A STRAIGHT LINE PARALLEL TO AND 1,386.32 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SECTION 3. THE NORTH LINE OF SAID STRIP IS A STRAIGHT LINE PARALLEL TO AND 66 FEET NORTH OF THE SOUTH LINE OF SAID STRIP.

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