

UNOFFICIAL COPY

95141857

QUIT CLAIM DEED

95140086

THIS INDENTURE made this 23rd day of February, A.D., 1995, WITNESSETH, that Borden, Inc., a corporation of the State of New Jersey, with an office at 180 E. Broad Street, Columbus, Ohio 43215, hereinafter referred to as the "Grantor", for and in consideration of Four Thousand Five Hundred Seventy Eight Dollars and 00/100, to it paid, the receipt of which is hereby acknowledged, quitclaims and conveys unto the Trustees of the Sheet Metal Workers Local 73 Apprentice and Journeymen's Training Fund, whose mailing address is 205 West Wacker Drive, Suite 1722, Chicago, Il 60628, hereinafter referred to as the "Grantee", all right, title and interest of the said Grantor, of, in and to the following described real estate:

THAT PART OF LOT 1 IN YONDORF AND ROSE'S SUBDIVISION OF LOTS 20, 21, 22 AND 23 IN BLOCK 1 OF MARSH'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE SOUTH 1/2 OF THE ALLEY VACATED BY ORDINANCE RECORDED AS DOCUMENT NO. 95127056 NORTH OF AND ADJACENT TO SAID LOT 1, LYING EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 8 IN BLOCK 1 OF MARSH'S SUBDIVISION, ACCORDING TO THE PLAT OF YONDORF AND ROSE SUBDIVISION RECORDED MARCH 4, 1898 AS DOCUMENT NO. 2655667, IN COOK COUNTY, ILLINOIS.

ADDRESS: 2701 West Van Buren
 Bellwood, Illinois
 Permanent Index Number: 15-16-213-019
 in Cook County, Illinois

Under and subject, however, to (1) whatever rights the public may have to the use of any roads, alleys, bridges or streets crossing the premises herein described, (2) any easements or agreements of record or otherwise affecting the land hereby conveyed, and to the state of facts which a personal inspection or accurate survey would disclose, and to any pipes, wires, poles, cables, culverts, drainage courses or systems and their appurtenances now existing and remaining in, on, under over, across and through the premises herein described, together with the right to maintain, repair, renew, replace, use and remove same.

THIS INSTRUMENT is executed and delivered by Grantor, and is accepted by Grantee, subject to the covenants set forth below, which shall be deemed part of the consideration of this conveyance and which shall run with the land and be binding upon, and inure to the benefit of the respective heirs, personal representatives, successors and assigns of Grantor and Grantee. Grantee hereby knowingly, willingly, and voluntarily waives the benefit of any rule, law, custom, or statute of the State of Indiana now or hereafter in force with respect to the covenants set forth below.

(1) Grantee shall indemnify and defend Grantor against, and hold Grantor harmless from, all claims, actions, proceedings,

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judgments and awards, for death, injury, loss or damage to any person or property, brought by any person, firm, corporation, or governmental entity, caused by, resulting to, brought by any person, firm, corporation, or governmental entity, caused by, resulting to, arising from, or in connection with, the active or passive effects of existence of any physical substance of any nature or character, on, under, or in the land, water, air, structures, fixtures, or personal property comprising the premises, from and after the date of delivery of this deed.

(2) Should a claim adverse to the title hereby quitclaimed by asserted and/or proved, no recourse shall be had against the Grantor herein.

(3) Grantor shall neither be liable or obligated to construct or maintain any fence or similar structure between the land herein before described and adjoining land of Grantor nor shall Grantor be liable or obligated to pay for any part of the cost or expense of constructing or maintaining any fence or similar structure, and Grantee hereby forever releases Grantor from any loss or damage, direct or consequential, that may be caused by or arise from the lack or failure to maintain any such fence or similar structure.

(4) Grantee hereby forever releases Grantor from all liability for any loss or damage, direct or consequential, to the land herein before described and to any buildings or improvements now or hereafter erected thereon and to the contents thereof, which may be caused by or arise from the normal operation, maintenance, repair, or renewal of Grantor's railroad, or which may be caused by or arise from vibration resulting from the normal operation, maintenance, repair or renewal thereof.

(5) In the event the tracks or land of Grantor are elevated or depressed, or the grades of any streets, avenues, roads, lanes, highways or alleys over such railroad in the vicinity of the land herein before described are changed so that they shall pass overhead or underneath such tracks or land, or in the event any grade crossing is vacated and closed, Grantee forever releases Grantor from all liability for any loss or damage, direct or consequential, caused by or arising from the separation or change of grades of such railroad or such streets, avenues, roads, lanes, highways, or alleys, or from the vacating and closing of any grade crossing.

THE words "Grantor and Grantee" used herein shall be construed as if they read "Grantors" and "Grantees", respectively, whenever the sense of this instrument so requires and whether singular or plural, such words shall be deemed to include at all times and in all cases the heirs, legal representatives or successors and assigns of the Grantor and Grantee.

IN WITNESS WHEREOF, Borden, Inc., Grantor, pursuant to due corporate authority, has caused its named to be signed hereto by its officers hereunto duly authorized and its corporate seal duly attested, to be hereunto affixed as of the day and year first

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Property of Cook County Clerk's Office

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above written.

WITNESS:

BORDEN, INC.

[Signature]

By: [Signature]

Title: Executive Vice President & Chief Financial Officer

ATTEST:

[Signature]

By: [Signature]
Title: Asst. Secy

STATE OF OHIO)
COUNTY OF FRANKLIN)SS:

BEFORE ME, the undersigned, a Notary Public in and for said State and County personally appeared [Signature], and [Signature], respectively, of Borden, Inc., and severally acknowledged the execution of the foregoing Instrument to be the voluntary act and deed of said Borden, Inc., and their voluntary act and deed as such officers.

WITNESS my hand and notarial seal this 3 day of February, A.D. 1995.

[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY:

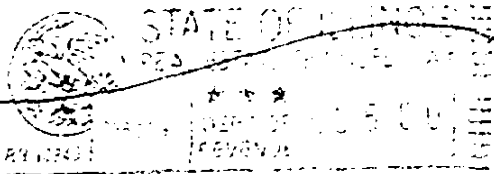
Diane D. Reynolds
Borden, Inc.
180 E. Broad St.
27th Floor
Columbus, OH 43215

indiquit.ddd

DIANE D. REYNOLDS
STATE OF OHIO
LICENSE COMMISSION

RETURN TO JIM STAN
TICOR TITLE INSURANCE
203 N. LaSALLE, STE. 1400
CHICAGO, IL 60601
RE: DM-32833-14 Bc-15

9511857



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Active Witness

ROBERT, WILSON

NUMBER:

2

Richard A. Wilson
ATTORNEY

STATE OF OHIO
COUNTY OF HAMILTON

That the undersigned, a duly qualified and licensed attorney at law in and for said County of Hamilton, Ohio, do hereby certify that the within and foregoing instrument was duly executed and acknowledged by the person or persons named therein, and that the same is a true and correct copy of the original instrument as the same appears in the files of the undersigned.

Witness my hand and seal of office this 1st day of _____, 19__.

Notary Public

My Commission Expires _____

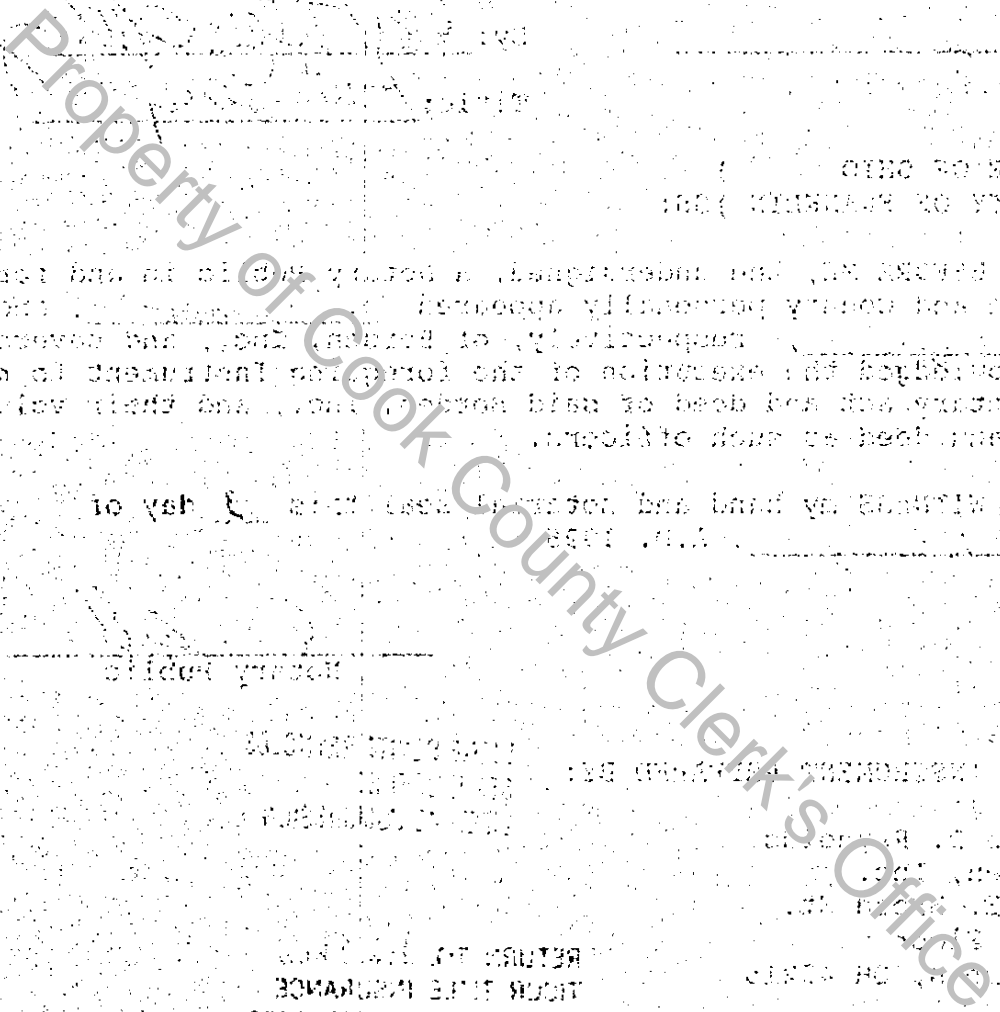
My Commission Expires _____

Notary Public

RETURN TO THE
THIRD FLOOR
SUN LIFE BUILDING
CHICAGO, ILL. 60601

Notary Public

001120



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MAPPING SYSTEM

Change of Information

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Scannable document - read the following rules

1. Changes must be kept within the space limitations shown.
2. Do Not use punctuation.
3. Print in CAPITAL letters with black pen only.
4. Do Not Xerox form.
5. Allow only one space between names, numbers, and addresses.

SPECIAL NOTE:

- If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number.
- If you don't have enough room for your full name, just your last name will be adequate.
- Property Index numbers (PINs) must be included on every form.

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| PIN NUMBER: | 15 | - | 16 | - | 213 | - | 019 | - | 0000 | | | | | | | | | | | |
| NAME/TRUST#: | S | H | E | E | T | M | E | T | A | L | W | O | R | K | E | R | S | A | J | T |
| MAILING ADDRESS: | 2 | 0 | 5 | W | W | A | C | K | E | R | S | U | I | T | E | 1 | 7 | 2 | 2 | |
| CITY: | C | H | I | C | A | G | O | | | | STATE: | I | L | | | | | | | |
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| PROPERTY ADDRESS: | 2 | 7 | 0 | 1 | W | V | A | N | B | U | R | E | N | | | | | | | |
| CITY: | B | E | L | O | W | O | O | | | | STATE: | I | L | | | | | | | |
| ZIP CODE: | 6 | 0 | 1 | 0 | 0 | - | | | | | | | | | | | | | | |

FILED: FEB 28 1995
COOK COUNTY TREASURER

Initials

95134857

