THIS INDENTURE made this 23 day of Felicary, 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 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, 1878 AS DOCUMENT NO. 2655667, IN COOK COUNTY, ILLINOIS.

ADDRESS:

2701 West Van Burco Bellwood, Illinois

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 rersonal 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

THIS INSTRUMENT is executed and delivered by Grantor, Cand 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 statue 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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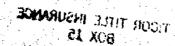
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UNOFFICIAL COPY judgments and awards, for death, injury, loss or damage to any person or property, brought by any person, firm, corporation, or governmental entity, caused by, resulting to, brought by any person, firm, corporation, or governmental 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 arist 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 thelean 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 to 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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above written.

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	Title: Executive Vice President 4 Chief Russein Officer ATTEST:
They bear	By: Chy Tobuc Miles
90-	Title: ASST Sarry
STATE OF OHIO	

COUNTY OF FRANKLIN ) SS:

BEFORE ME, the indersigned, a Notary Public in and for said State and County personally appeared 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 A day of , A.D. 1995.

Notary

THIS INSTRUMENT PREPARED BY:

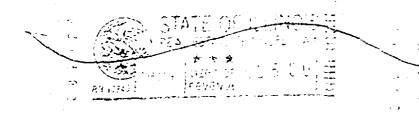
Diane D. Reynolds Borden, Inc. 180 E. Broad St. 27th Floor Columbus, OH 43215

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RETURN TO JUL SHEW TICOR TITLE INSURANCE 203 N. LaSALLE, STE. 1400

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Do Not use purctuations...
 Print in CAPITAL letters with black pen only ...

4. Do Not Xeros form...

5. Allow only one space between names, numbers, and addresses...

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