

WARRANTY DEED
Statutory (Illinois)
(Corporation to Corporation)

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THE GRANTOR Tajon Industries, Inc.

a corporation created and existing under and by virtue of the laws of the State of Pennsylvania and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and No/100 -----
-----(\$10.00)----- DOLLARS,
and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

U.G.N., Inc.

a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 1001 State Street, Chicago Heights, Illinois, 60411, as Grantee, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

Above Space for Recorder's Use Only

See Exhibit "A" attached hereto and made a part hereof.

Subject To: Covenants, conditions and restrictions of record, real estate taxes for 1998 and subsequent years, Reservation of Easement in Exhibit "B" attached hereto and made a part hereof and acts of the Grantee.

EXEMPT UNDER Paragraph 4, Section 2001, 28th of the Illinois Tax Code
TAX REFUNDABLE 2/2/98 K. R. [Signature]

Permanent Real Estate Index Number(s): 26-30-100-035-0000 (PART of)

Address(es) of Real Estate: 126th St. and Marquette Avenue, Chicago, Illinois 60633

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its ----- President, and attested by its ----- Secretary, this 15th day of September, 1998.

Impress
Corporate Seal
Here

Tajon Industries, Inc.
(Name of Corporation)
By [Signature] President
Attest: [Signature] Secretary

WARRANTY DEED
Corporation to Corporation

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County



SEP 28 1998

Pennsylvania
State of Illinois, County of Madison Dikeberry ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald E. Chutz personally known to me to be the president of the Tajon Industries, Inc., a Pennsylvania

corporation, and Michael J. Chutz personally known to me to be the 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 President and Secretary, they signed and delivered the 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 act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL SEAL
HERE

Given under my hand and official seal, this 21st day of September 1998

Commission expires May 10 1999 Irwin E. Leiter
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

This instrument was prepared by IRWIN E. LEITER, ESQ.
1301 W. 22nd ST., SUITE 210 (Name and Address)
OAK BROOK, IL 60523

SEND SUBSEQUENT TAX BILLS TO:

Tajon Industries
(Name)

601 Broad Street
(Address)

Sewickly, Pennsylvania 15143
(City, State and Zip)

(Name)
N24-25911-14 NL
(Address)
445041
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 15



EXHIBIT "A"

THAT PART OF LOT 4 OF COUNTY CLERK'S DIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE NORTHWEST QUARTER LYING SOUTH OF SAID LOT 4 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, 663.00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 30; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 71 DEGREES 44' 40" FROM WEST TO NORTH, A DISTANCE OF 288.03 FEET; THENCE CONTINUING NORTHWESTERLY ALONG A STRAIGHT LINE FORMING A DEFLECTION ANGLE OF 8 DEGREES 50' 15" TO THE LEFT FROM THE LAST DESCRIBED STRAIGHT LINE EXTENDED, A DISTANCE OF 348.00 FEET; THENCE CONTINUING NORTHWESTERLY ALONG A STRAIGHT LINE FORMING A DEFLECTION ANGLE OF 27 DEGREES 06' 14" TO THE LEFT FROM THE LAST DESCRIBED LINE, EXTENDED A DISTANCE OF 129.82 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING ANGLE OF 62 DEGREES 54' 39" TO THE LEFT, WITH THE LAST DESCRIBED LINE TURNED FROM SOUTHEASTERLY TO NORTHEASTERLY A DISTANCE OF 98.95 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 617.85 FEET; THENCE SOUTH ALONG A LINE FORMING AN ANGLE OF 169 DEGREES 37' 26" TO THE LEFT, FROM THE LAST DESCRIBED LINE, TURNED FROM NORTHWESTERLY TO SOUTHEASTERLY, A DISTANCE OF 161.15 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE WEST ALONG SAID SOUTH LINE, WHICH FORMS AN ANGLE OF 73 DEGREES 16' 59" WITH THE LAST DESCRIBED LINE, A DISTANCE OF 61.84 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. CONTAINING 0.891 ACRES.

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EXHIBIT "B"

RESERVATION OF EASEMENT

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby reserves for itself and its successors and assigns a perpetual, non-exclusive easement for ingress and egress only, in, at, over and across the south 100 feet of the premises conveyed to Grantee by this deed as legally described in Exhibit "A", to allow Grantor access to 126th Street from Grantor's property lying North, East and appurtenant to Grantee's premises described in Exhibit "A".

This easement shall terminate upon the consent of both Grantor and Grantee or their respective successors and assigns.

This easement is also subject to the following:

1. Grantor's use of the easement premises shall be subject to such security and traffic control measures as Grantee may reasonably prescribe from time to time.
2. Grantor shall notify Grantee of any conveyance, including a lease, of Grantor's remaining property which is appurtenant to the easement premises within a reasonable period of time after said conveyance occurs.
3. Grantor shall indemnify, defend and hold Grantee harmless from and against any and all claims, damages, losses, liability, fines, penalties, awards, costs and expenses (including, without limitation, reasonable attorneys' fees and disbursements) incurred by Grantee arising out of Grantor's use of the easement parcel.
4. The terms "Grantor" and "Grantee" as stated hereinabove shall mean and refer to Grantor and Grantee and their respective successors and assigns.

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