

# UNOFFICIAL COPY

GEORGE E. COLE®  
LEGAL FORMS

No. 801  
November 1994

## WARRANTY DEED Statutory (Illinois) (Corporation to Corporation)

98238510

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR HITAIL CORPORATION, f/k/a  
Hysan Corporation

a corporation 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, for and in consideration of Ten and no/100

(\$10.00) DOLLARS, & 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 IRVINE INVESTMENTS, LLC

limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 3000 W. 139th Street, Blue Island, IL 60406 the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO

SUBJECT TO: See Exhibit B Attached Hereto

Permanent Real Estate Index Number(s): 28-01-111-060  
Address(es) of Real Estate: 3000 W. 139th Street, Blue Island, IL 60406

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 Vice President, and attested by its Secretary, this 25 day of March, 19 98.

HITAIL CORPORATION, f/k/a Hysan Corporation

(Name of Corporation)

Impress  
Corporate Seal  
Here

By Howard P. Smith Vice President

Attorn: \_\_\_\_\_ Secretary

RECORDING FEE \$35.00  
TRAK 1877 03/16/98 10:55:00  
RC # 98-238510  
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

BOX 333-CTI

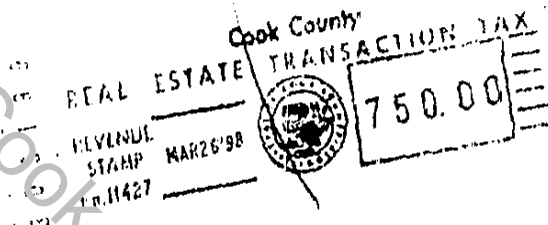
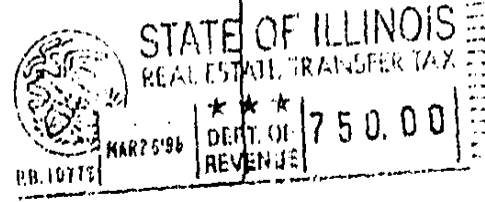
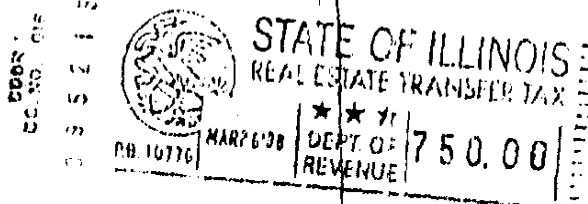
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WARRANTY DEED  
Corporation to Corporation

GEORGE E. COLE  
LEGAL FORMS



State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Howard L. Smith personally known to me to be the Vice president of the Hitail Corporation, f/k/a Hysan Corporation, an Illinois corporation, and \_\_\_\_\_ 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

\*\*\*\*\*  
"OFFICIAL SEAL" In person and severally acknowledged that as such Vice President and \_\_\_\_\_ Secretary they signed and delivered the said instrument and caused the corporate seal of said WENQ PRESUDER corporation to be affixed thereto, pursuant to authority given by the Board of Directors NOTARY PUBLIC STATE OF ILLINOIS My Commission Expires Mar. 30, 1998 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.  
\*\*\*\*\*

Given under my hand and official seal, this 25 day of March 19 98  
Commission expires 3/30 19 98 Wendy Funder  
NOTARY PUBLIC

This instrument was prepared by Michael R. Ascher, Rudnick & Wolfe, 203 North LaSalle Street, Chicago, IL 60601 (Name and Address)  
Robert R. Fowler, Esq.

MAIL TO: {  
Ste 1206 (Name)  
35 E. Wacker Drive  
(Address)  
Chicago, IL 60601  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Irvine Investments, LLC  
(Name)  
3000 W. 139th Street  
(Address)  
Blue Island, IL 60406  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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## EXHIBIT A

### LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1 AND RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 1, A DISTANCE OF 446.09 FEET TO AN INTERSECTION WITH A LINE, WHICH IS 883.14 FEET WEST FROM AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 1; THENCE NORTH ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 186.14 FEET; THENCE EAST, ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, A DISTANCE OF 231.84 FEET, TO AN INTERSECTION WITH A LINE, WHICH IS 651.30 FEET, WEST FROM AND PARALLEL WITH SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 1; THENCE SOUTH, ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 6.48 FEET TO AN INTERSECTION, WITH A LINE WHICH IS 179.66 FEET NORTH FROM AND PARALLEL WITH SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 1; THENCE EAST, ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 411.30 FEET TO AN INTERSECTION WITH A LINE, WHICH IS 240.00 FEET WEST FROM AND PARALLEL WITH THE AFORESAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 1; THENCE NORTH ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 695.84 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THE PARCEL OF LAND CONVEYED TO COMMONWEALTH EDISON COMPANY, BY DEED DATED APRIL 19, 1955 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON APRIL 23, 1955 AS DOCUMENT NO. 16219404; THENCE NORTHWESTWARDLY ALONG THE PROPERTY SO CONVEYED, A DISTANCE OF 293.12 FEET TO THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND CONVEYED TO THE UNITED STATES OF AMERICA, BY DEED DATED JUNE 11, 1969 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JUNE 17, 1969 AS DOCUMENT NO. 20873587, (SAID NORTHEASTERLY CORNER BEING 60.00 FEET, MEASURED PERPENDICULARLY, SOUTHEASTERLY FROM THE SOUTHEASTERLY RIGHT OF WAY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD); THENCE SOUTHWESTWARDLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE UNITED STATES OF AMERICA, A DISTANCE OF 1116.66 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL OF LAND CONVEYED TO THE UNITED STATES OF AMERICA, (SAID SOUTHERLY CORNER, BEING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, AT A POINT WHICH IS 132.41 FEET NORTH OF THE SOUTHWEST CORNER THEREOF), AND THENCE SOUTH ALONG SAID WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, A DISTANCE OF 132.41 FEET TO THE POINT OF BEGINNING;

ALSO

THAT PART OF THE SOUTH 179.66 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 1, AT A POINT WHICH IS 611.60 FEET WEST FROM THE SOUTHEAST CORNER THEREOF AND RUNNING THENCE EAST ALONG SAID SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 1, A DISTANCE OF 84.00 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 1, A DISTANCE OF 12.00 FEET; THENCE NORTHWESTWARDLY ON A CURVED LINE, CONCAVE NORTHEASTERLY AND NORMAL TO THE NORTH LINE OF THE SOUTH 12.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, AND HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY WITH A LINE PERPENDICULAR TO THE AFORESAID SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 1;

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THENCE NORTH ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 137.66 FEET TO THE NORTH LINE OF THE SOUTH 179.66 FEET OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE WEST ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 24.00 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 1, A DISTANCE OF 137.66 FEET, TO A POINT OF CURVE; THENCE SOUTHWESTWARDLY ON A CURVED LINE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 47.12 FEET AND THENCE SOUTH AT RIGHT ANGLES TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 1, A DISTANCE OF 12.00 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 28-01-111-060

3000 West 139th Street  
Blue Island, Illinois 60406

Property of Cook County Clerk's Office

98238510

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## EXHIBIT B

### PERMITTED EXCEPTIONS

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1. General real estate taxes for 1997 (second installment) and subsequent years.
2. Covenants, conditions, easements and restrictions of record which do not interfere or restrict the use of the Property as a scrap metal recycling facility, including but not limited to the following:
  - a. RIGHTS OF THE VILLAGE OF POSEN IN AND TO THE EAST 25 FEET OF THE LAND CONDEMNED FOR SANITARY AND STORM WATER SEWER ON A PETITION FILED JULY 22, 1930 AS CASE NO. 63883, IN THE COOK COUNTY COURT
  - b. PERPETUAL EASEMENT FOR CONSTRUCTION, RE-CONSTRUCTION, REPAIR, MAINTENANCE AND OPERATION OF INTERCEPTING SEWER AS CREATED BY GRANT FROM SAM BUWALDA AND CORNELIUS BUWALDA TO THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO RECORDED AUGUST 24, 1960 AS DOCUMENT 17945379 UPON, UNDER AND THROUGH A STRIP OF LAND 20 FEET WIDE, TOGETHER WITH RIGHT OF ACCESS THERETO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID RAILROAD RIGHT OF WAY 556.5 FEET SOUTHWESTERLY OF ITS INTERSECTION WITH THE NORTH LINE OF SAID SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE SOUTHEASTERLY FOR A DISTANCE OF 427.99 FEET TO A POINT IN A LINE PARALLEL TO AND 866.96 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 1, SAID POINT BEING 179.52 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 1, MEASURED ALONG THE LAST DESCRIBED LINE; THENCE EAST ALONG SAID LINE PARALLEL WITH AND 866.96 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 1 FOR A DISTANCE OF 179.52 FEET TO A POINT IN THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 1, THE CENTER LINE OF THE AFORESAID STRIP OF LAND 20 FEET WIDE BEDING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN SAID WEST LINE OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, 97 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE EAST NORMAL TO SAID WEST LINE OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1 TO A POINT OF INTERSECTION WITH A LINE SOUTHEASTERLY OF, PARALLEL TO AND 64 FEET NORMALLY DISTANT FROM THE SOUTHEASTERLY LINE OF SAID RAILROAD RIGHT OF WAY; THENCE NORTHEASTERLY ALONG SAID LINE SOUTHEASTERLY OF, PARALLEL TO AND 64 FEET NORMALLY DISTANT FROM THE SOUTHEASTERLY LINE OF SAID RAILROAD RIGHT OF WAY TO A POINT ON THE NORTHERLY LINE OF SAID STRIP OF LAND 20 FEET WIDE, SAID NORTHERLY LINE BEING DESCRIBED HEREINABOVE, IN COOK COUNTY, ILLINOIS ALL SHOWN COLORED IN BLACK ON PLAT MARKED 'EXHIBIT A' ATTACHED TO ABOVE GRANT.

NOTE: SAID GRANT ALSO CONTAINS COVENANTS RELATING TO METHOD OF CONSTRUCTING SAID SEWER AND MANHOLES, USE OF ADJACENT LAND FOR ACCESS TO AND FACILITATION OF WORK AND TRANSPORTATION AND STORAGE OF MATERIALS, TOOLS AND EQUIPMENT AND SURPLUS EXCAVATION AND REMOVAL THEREOF; RESTORATION OF SURFACE THAT MAY SETTLE DUE TO SAID CONSTRUCTION; CONSTRUCTION OF MANHOLES TO BE USED BY GRANTOR; USE

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OF SURFACE OF SAID PROPERTY BY GRANTORS; RIGHT OF ACCESS; CONSTRUCTION OF BUILDINGS; AGREEMENT BY GRANTEE TO INDEMNIFY AND HOLD GRANTORS HARMLESS FROM ANY LOSS, DAMAGE, ETC., GROWING OUT OF ANY INJURY TO PERSONS OR PROPERTY CAUSED BY WORK DONE UNDER THIS GRANT OR OPERATION OF SAID INTERCEPTING SEWER, EXCEPT DAMAGE TO EQUIPMENT OF GRANTORS OR SURFACE OF LAND FOR FARMING OR OTHER PURPOSES, OCCASIONED BY EXISTENCE, USE AND OPERATION OF SAID INTERCEPTING SEWER.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

- c. AN EASEMENT FOR HIGHWAY PURPOSES RECORDED OCTOBER 13, 1981 AS DOCUMENT 26025110 IN FAVOR OF THE STATE OF ILLINOIS FOR THE USE OF THE DEPARTMENT OF TRANSPORTATION AND THE USES STATED THEREIN OVER A PORTION OF THE LAND.

(AFFECTS A PORTION OF THE LAND LOCATED ALONG THE SOUTHERLY LINE THEREOF ALONG 139TH STREET)

- d. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
- e. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
- f. RIGHTS OF THE ADJOINING AND CONTIGUOUS OWNERS TO HAVE MAINTAINED THE UNINTERRUPTED FLOW OF THE WATERS OF ANY STREAM WHICH MAY FLOW ON OR THROUGH SAID LAND
- g. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED, FILED AS DOCUMENT NO. 93411236, AFFECTING THE 10 FOOT WIDE EASEMENT OF THE LAND.
- h. MATTERS OF SURVEY DEPICTED ON THE PLAT OF LANDTECH CONSULTANTS LTD. SURVEY JOB NO. 971251 REVISED FEBRUARY 14, 1998:

12 INCH PRIVATE WATER MAIN  
UNDERGROUND TELEPHONE LINE  
SEWER

3. Building, zoning and all other laws, ordinances or statutes.
4. Acts of Grantee or those claiming by, through or under Grantee.

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

Howard L. Smith, being duly sworn on oath, states that his office address is: 3000 W. 139th Street, Blue Island, IL 60406. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

• OR •

98238510

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

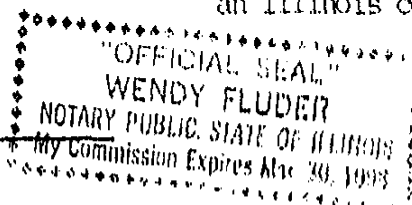
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Howard L. Smith  
Howard L. Smith, solely in his capacity as Vice President of HETAIL CORPORATION, an Illinois corporation, f/k/a Hysan Corporation, an Illinois corporation

SUBSCRIBED and SWORN to before me

this 20 day of March, 19 98

Wendy Fluder  
Notary Public



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MAP SYSTEM

43388

# CHANGE OF INFORMATION FORM

## SCANABLE DOCUMENT - READ THE FOLLOWING RULES

- 1. Changes must be kept in the space limitations shown
- 2. DO NOT use punctuation
- 3. Print in CAPITAL LETTERS with BLACK PEN ONLY
- 4. 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 do not have enough room for your full name, just your last name will be adequate  
 Property index numbers (PIN #) MUST BE INCLUDED ON EVERY FORM

### PIN:

28 - 01 - 111 - 060 - 0000

### NAME

IRVINE INVESTMENTS LLC

### MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

3000 W 139TH STREET

### CITY

BLUE ISLANDS

### STATE:

IL

### ZIP:

60406 -

98238510

### PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

3000 W 139TH STREET

### CITY

BLUE ISLAND

### STATE:

IL

### ZIP:

60406 -