

UNOFFICIAL COPY 78390553

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1998-05-12 15:45:07  
Cook County Recorder 29.00

MAY 11, 1998

#1  
7649217, D1, JWA

THE UNDERSIGNED HEREBY STATES THE FOLLOWING:

A QUIT CLAIM DEED EXECUTED BY LTV STEEL COMPANY, INC. TO SOUTH CHICAGO PROPERTY MANAGEMENT COMPANY, LTD. CONVEYING AND QUITCLAIMING ALL RIGHT, TITLE AND INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:

5  
Box

THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY CHANNEL LINE OF THE CALUMET RIVER, AS ESTABLISHED BY SURVEY OF THE UNITED STATES ENGINEER'S OFFICE WAR DEPARTMENT (AS SHOWN ON SHEET NO. 6 DATED MARCH 1939 AND SHEET NO. 7 DATED MARCH 1938) TITLED "CONTROL SURVEY CALUMET RIVER", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 38 MINUTES 23 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 19 (BASIS OF BEARINGS) 1508.48 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 42 SECONDS EAST 244.82 FEET ALONG A LINE 40 FEET WESTERLY FROM, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF CONRAIL (FORMERLY THE SOUTH CHICAGO AND SOUTHERN RAILROAD) TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 43 MINUTES 42 SECONDS EAST 1038.20 FEET ALONG SAID LINE 40 FEET WESTERLY FROM, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE PREVIOUSLY MENTIONED WEST RIGHT-OF-WAY LINE OF CONRAIL; THENCE SOUTH 89 DEGREES 38 MINUTES 23 SECONDS WEST 287.71 FEET ALONG THE NORTHERLY LINE OF REPUBLIC ENGINEERED STEELS, INC.; THENCE SOUTH 59 DEGREES 48 MINUTES 04 SECONDS WEST 1584.98 FEET ALONG THE NORTHWESTERLY LINE OF REPUBLIC ENGINEERED STEELS, INC.; THENCE NORTH 07 DEGREES 51 MINUTES 15 SECONDS WEST 641.95 FEET ALONG THE EASTERLY CHANNEL LINE OF THE CALUMET RIVER; THENCE NORTH 01 DEGREE 06 MINUTES 41 SECONDS EAST 569.35 FEET ALONG SAID EASTERLY CHANNEL LINE; THENCE NORTH 58 DEGREES 41 MINUTES 01 SECOND EAST 740.33 FEET; THENCE NORTH 13 DEGREES 32 MINUTES 22 SECONDS WEST 124.01 FEET; THENCE NORTH 51 DEGREES 50 MINUTES 14 SECONDS EAST 613.80 FEET; THENCE SOUTH 77 DEGREES 54 SECONDS 07 MINUTES EAST 165.39 FEET; THENCE SOUTH 24 DEGREES 08 MINUTES 50 SECONDS EAST 297.67 FEET; THENCE NORTH 63 DEGREES 56 MINUTES 50 SECONDS EAST 326.13 FEET TO THE POINT OF BEGINNING, CONTAINING 48.778 ACRES, MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 26-19-201-018; 26-19-102-007; 26-19-102-019; 26-19-200-020; AND 26-19-200-022

WAS DELIVERED TO CHICAGO TITLE INSURANCE COMPANY FOR RECORDING ON OR ABOUT APRIL 27, 1998 SAID DOCUMENT WAS SUBSEQUENTLY LOST, MISPLACE OR DESTROYED. ATTACHED HERETO AS EXHIBIT "A" IS A COPY OF SAID ORIGINAL DOCUMENT.

*Stamp attached to original deed*

*Jodi L Henninger*  
CHICAGO TITLE INSURANCE COMPANY

BY: JODI L HENNINGER  
TITLE: ASSISTANT TITLE OFFICER

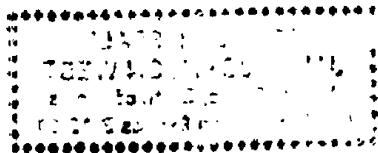
SUBSCRIBED AND SWORN BEFORE ME THIS 11 DAY OF MAY, 1998  
*[Signature]* NOTARY PUBLIC

\*\*\*\*\*  
"OFFICIAL SEAL"  
JANET JOHNSON WEST  
Notary Public, State of Illinois  
My Commission Expires 2/12/01  
\*\*\*\*\*

*Box 333*

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QUITCLAIM DEED

#1  
7649217, D11, J2H

KNOWN ALL MEN BY THESE PRESENTS, that LTV STEEL COMPANY, INC., a New Jersey corporation, the GRANTOR, for One Dollar (\$1.00) and other valuable consideration, received to its full satisfaction, hereby conveys and quitclaims unto SOUTH CHICAGO PROPERTY MANAGEMENT COMPANY, LTD., an Ohio limited liability company, the GRANTEE, whose mailing address is 12800 South Butler Drive, Chicago, Illinois 60633, all interest in the real property described on Exhibit "A" attached hereto and made a part hereof, all situated in Chicago, Cook County, State of Illinois.

SUBJECT, HOWEVER, to the following use restrictions, which prohibit for so long as Grantor or its successors and assigns operate a coke making facility within two (2) miles of the real property:

- (1) the construction of any residential structure or development;
- (2) construction of any restaurant, healthcare facility, hotel, hospitality facility, retail establishment; and
- (3) construction of any multi-tenant office building unless the tenants are entities owned or controlled by Grantee or its principals.

The real property shall be used for industrial purposes, as that term is normally defined and interpreted.

IN WITNESS WHEREOF, LTV STEEL COMPANY, INC., by its duly authorized officer, has signed this Quitclaim Deed this 22<sup>nd</sup> day of APRIL, 1998.

Stamp not used to witness deed which is not required by law

Signed and acknowledged in the presence of:  
Keith W. Gagnier  
Denneth D. Gantek

LTV STEEL COMPANY, INC.  
By: [Signature]  
Title: V.P. & TREASURER

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QUITCLAIM DEED

South Chicago Property Management Company, Ltd.

STATE OF OHIO :
: SS.
COUNTY OF CUYAHOGA :

I, KENNETH R. YANTEK, a Notary Public in and for said county in said state, hereby certify that J. C. SKUREK, whose name as V.P. and TREASURER of LTV Steel Company, Inc., a corporation, is signed to the foregoing Quitclaim Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Quitclaim Deed, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on this day.

Given under my hand and official seal of office this 33rd day of APRIL, 1998.

[Signature of Kenneth R. Yantek]
NOTARY PUBLIC

My Commission expires: [Signature]

Prepared by Kenneth R. Yantek
Attorney at Law
Cleveland, OH 44114

KENNETH R. YANTEL, Attorney at Law
Notary Public - State of Ohio
My commission has an expiration date.
Section 147.03 B. C.

Mail Tax Bill To:

South Chicago Property Management Company, Ltd.
12800 South Butler Drive
Chicago, Illinois 60633

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## LEGAL DESCRIPTION

THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY CHANNEL LINE OF THE CALUMET RIVER, AS ESTABLISHED BY SURVEY OF THE UNITED STATES ENGINEER'S OFFICE WAR DEPARTMENT (AS SHOWN ON SHEET NO. 6 DATED MARCH 1939 AND SHEET NO. 7 DATED MARCH 1938) TITLED "CONTROL SURVEY CALUMET RIVER", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 38 MINUTES 23 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 19 (BASIS OF BEARINGS) 1508.48 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 42 SECONDS EAST 244.82 FEET ALONG A LINE 40 FEET WESTERLY FROM, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF CONRAIL (FORMERLY THE SOUTH CHICAGO AND SOUTHERN RAILROAD) TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 43 MINUTES 42 SECONDS EAST 1038.20 FEET ALONG SAID LINE 40 FEET WESTERLY FROM, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE PREVIOUSLY MENTIONED WEST RIGHT-OF-WAY LINE OF CONRAIL; THENCE SOUTH 89 DEGREES 38 MINUTES 23 SECONDS WEST 287.71 FEET ALONG THE NORTHERLY LINE OF REPUBLIC ENGINEERED STEELS, INC.; THENCE SOUTH 59 DEGREES 48 MINUTES 04 SECONDS WEST 1584.98 FEET ALONG THE NORTHWESTERLY LINE OF REPUBLIC ENGINEERED STEELS, INC.; THENCE NORTH 07 DEGREES 51 MINUTES 15 SECONDS WEST 641.95 FEET ALONG THE EASTERLY CHANNEL LINE OF THE CALUMET RIVER; THENCE NORTH 01 DEGREE 06 MINUTES 42 SECONDS EAST 569.35 FEET ALONG SAID EASTERLY CHANNEL LINE; THENCE NORTH 58 DEGREES 11 MINUTES 01 SECOND EAST 740.33 FEET; THENCE NORTH 13 DEGREES 32 MINUTES 22 SECONDS WEST 124.01 FEET; THENCE NORTH 61 DEGREES 50 MINUTES 14 SECONDS EAST 613.80 FEET; THENCE SOUTH 77 DEGREES 54 SECONDS 07 MINUTES EAST 165.39 FEET; THENCE SOUTH 24 DEGREES 08 MINUTES 50 SECONDS EAST 297.67 FEET; THENCE NORTH 63 DEGREES 56 MINUTES 50 SECONDS EAST 326.13 FEET TO THE POINT OF BEGINNING, CONTAINING 48.778 ACRES, MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.

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OHIO  
STATE OF ILLINOIS }  
COUNTY OF COOK } SS.  
CUYAHOGA

J. C. Skurek

, being duly sworn on oath, states that

he is Vice President and Treasurer of LTV Steel Company, Inc.  
and ~~has an office at 200 Public Square, Cleveland, OH 44114~~ 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 -

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 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.

BY: JCSkurek  
J. C. Skurek  
Vice President and Treasurer

SUBSCRIBED and SWORN to before me

this 22nd day of April, 19 98.

Kenneth R. Yantek  
Notary Public

KENNETH R. YANTEK, Attorney At Law  
Notary Public - State of Ohio  
My commission has no expiration date.  
Section 147.09 R. C.

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