

# UNOFFICIAL COPY

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4977/0181 27 001 Page 1 of 8  
1999-05-12 14:02:00  
Cook County Recorder 35.00

## SPECIAL WARRANTY DEED IN TRUST



This Indenture WITNESSETH, That the Grantor, CARGILL, INCORPORATED, a Delaware corporation, of the County of Hennepin, State of Minnesota, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, does hereby grant, bargain, sell, convey and confirm unto STANDARD BANK AND TRUST COMPANY, an Illinois corporation as Trustee under the provisions of Trust Agreement dated the 17th day of March, 1999, and known as Trust No. 16212, the following described real estate in the County of Cook, State of Illinois:

See Exhibit A attached hereto and made a part hereof.  
Property Identification Numbers: 26-19-101-025-0000, 26-19-102-011-0000,  
26-19-102-013-0000, 26-19-300-008-0000, 26-19-300-009-0000,  
26-30-100-020-0000

Address of Property: 12200 South Torrence Avenue, Chicago, IL

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein set forth:

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said property as often as desired, to contract to sell, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about said premises and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expedience of any act of said trustee, or be privileged or obliged to inquire into any of the terms of said Trust Agreement.

And Grantor hereby covenants with trustee that Grantor will forever warrant and defend the title to said real estate against all claims and encumbrances done or suffered by Grantor, but against none other.


BOX 333-CTI

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BANK


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COOK  
CO. NO. 016  
2 8 9 0 0 9

 STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX


P.B. 10686 MAY 12 '99 DEPT. OF REVENUE 762.50

COOK  
CO. NO. 016  
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 STATE OF ILLINOIS  
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COOK  
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2 8 9 0 1 2

 STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

P.B. 10686 MAY 12 '99 DEPT. OF REVENUE 762.50


City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
203418 \$26,250.00  
05/10/1999 12:16 Batch 01209 32



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Cook County  
REAL ESTATE TRANSACTION TAX


REVENUE  
STAMP MAY 12 '99

P.B. 11427  762.50

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Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP MAY 12 '99

P.B. 11427  762.50

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The interest of each every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in STANDARD BANK AND TRUST COMPANY, the entire legal and equitable title in fee, in and to all the premises above described. The Grantor does hereby expressly waive and release any and all right or benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

*In Witness Whereof*, the 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 its corporate seal to be hereunto affixed, attested by its Assistant Secretary, this 3rd day of May, 1999.

ATTEST:

*Trasey Wessel Johnson*  
Print Name: Trasey Wessel Johnson  
Assistant Secretary

CARGILL, INCORPORATED

By: *Daniel P. Dye*  
Print Name: Daniel P. Dye  
Its: Vice President

STATE OF MINNESOTA )

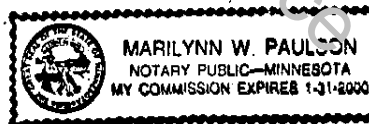
COUNTY OF HENNEPIN )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Certify That Daniel P. Dye, personally known to me to be the Vice President of CARGILL, INCORPORATED, a Delaware corporation, and Trasey Wessel Johnson, personally known to me to be the Assistant Secretary of the 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 Vice President and Assistant Secretary, they signed, sealed and delivered the instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Executive Committee of its 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, including the release and waiver of the right of homestead.

Given my hand and notarial seal, this 3rd day of May 1999.

*Marilynn W. Paulson*  
Notary Public  
My Commission Expires: \_\_\_\_\_

This document prepared by:  
Christopher W. Putnam, Esq.  
Cargill, Incorporated  
Law Department  
P. O. Box 5624  
Minneapolis, MN 55440



Mail To:  
Paula C. Maggio, Esq.  
Altheimer & Gray  
10 South Wacker Drive, Suite 4000  
Chicago, IL 60606

Future Tax Bills:  
Terminal Properties LLC  
3025 East 104th Street  
Chicago, IL 60617

[143570v2]  
Chicago, IL(CEC)

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## EXHIBIT A

### PARCEL 1

A tract of land lying in the West half of Section 19, and in the Northwest Quarter of Section 30, Township 37 North, Range 15 East of the Third Principal Meridian, and comprising part of Lot 5 in Circuit Court Partition of Lot 2 in Partition of the Southwest Quarter of the Northwest Quarter of said Section 19, parts of Lots 3 and 4 in Circuit Court Partition of the Southwest Quarter of the Northwest Quarter of said Section 19, part of the North Half of the Southwest Quarter of said Section 19, and parts of Lots 1 and 2, including "School Lot" in County Clerk's Division of parts of said Sections 19 and 30, as per plat recorded in the Recorder's Office of Cook County, Illinois, as document No. 4333221; said tract of land being bounded and described as follows:

Beginning on the North line of said Lot 5 in the Circuit Court Partition of Lot 2 at a point which is 504 feet East of the West line of said Section 19, and running thence East along said North lot line, a distance of 815.40 feet to the Northeast corner of said Lot 5;

Thence South along the East line of said Lots 5, 3 and 4, a distance of 734.44 feet to the Southeast corner of said Lot 4 and to the North line of said Southwest Quarter of Section 19;

Thence East along said North line of said Southwest Quarter, a distance of 636.49 feet to the West line of the 200 foot channel of the Calumet River, as established by the United States Government;

Thence Southwardly along said West channel line, being a meandering course, a distance of 2104.24 feet to its intersection with the South line of the North 774.30 feet of the South half of said Southwest Quarter of Section 19; which South line is identical with the line between said Lots 1 and 2 of County Clerk's Division;

Thence East along said line between Lots 1 and 2, a distance of 100 feet to the center line of said 200 foot channel of the Calumet River as established by the United States Government.

Thence Southwardly and Westwardly along said center line of channel, being a meandering course, a distance of 2341.80 feet to its intersection with the Easterly line of the right of way of the Calumet Western Railway Company;

Thence Northwestwardly along said Easterly right of way line, a distance of 131.35 feet to its intersection with the Northwesterly dock line of the Calumet River, as established by ordinance of the Common Council of the City of Chicago on November 29, 1915, and shown upon a map recorded in the Recorder's Office of Cook County, Illinois, as Document No 5831753, which intersection is 546.89 feet East of the West line and 941.22 feet South of the North line of said Northwest Quarter of Section 30;

Thence North along the East line of the West 546.89 feet of said Northwest Quarter of Section 30, a distance of 691.22 feet to its intersection with the South line of the North 250 feet of said Northwest Quarter of Section 30;

Thence East along said South line of North 250 feet, a distance of 178.15 feet to a point 725.04 feet East of the West line of said Section 30;

Thence North along a straight line, a distance of 2452.05 feet to a point 780.69 feet East of the West line of said Section 19 and 438.98 feet South of the North line of the Southwest Quarter of said Section;

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Thence Southeastwardly, a distance of 172.42 feet to a point 861 feet East of the West line of said Section 19 and 590.47 feet South of the North line of the Southwest Quarter of said Section;

Thence North along the East line of the West 861 feet of said Section 19, a distance 590.53 feet to its intersection with the North line of said Southwest Quarter of Section 19;

Thence Northwestwardly, a distance of 820.64 feet to the point of beginning.

Excepting from said tract of land that part thereof lying North of a line which is 302.04 feet, measured perpendicularly, North from and parallel with the South line of the Northwest Quarter of said Section 19;

AND ALSO EXCEPTING therefrom that part thereof lying Southerly and westerly of the following described line:

COMMENCING at the intersection of the North line of the Southwest Quarter of Section 19 and the East line of the West 861 feet of said Section 19;

Thence South along the East line of the West 861 feet of said Section 19, a distance of 541.01 feet to the point of beginning of the hereinafter described line;

Thence Southeastwardly, a distance of 71.01 feet to a point, said point being 897.04 feet East of the West line of said Section 19 and 601.59 feet South of the North line of the Southwest Quarter of said Section;

Thence Southeastwardly, a distance of 210.33 feet to a point, said point being 997.46 feet East of the West line of said Section 19 and 785.00 feet South of the North line of the Southwest Quarter of said Section;

Thence Southeastwardly, a distance of 86.93 feet to a point; said point being 1026.42 feet East of the West line of said Section 19 and 866.55 feet South of the North line of the Southwest Quarter of said Section;

Thence Southeastwardly, a distance of 118.15 feet to a point of curve, said point of curve being 1079.44 feet East of the West line of said Section 19 and 971.40 feet South of the North line of the Southwest Quarter of said Section;

Thence Southeastwardly along said curve concave to the Southwest and having a radius of 1439.52 feet, and arc distance of 358.48 feet to a point of compound curve, said point of curve being 1198.97 feet East of the West line of said Section 19 and 1306.71 feet South of the North line of the Southwest Quarter of said Section;

Thence Southeastwardly along said curve concave to the Southwest and having a radius of 1193.23 feet and tangent to the previously described curve, an arc distance of 259.08 feet to a point, said point being 1226.79 feet East of the West line of said Section 19 and 1076.99 feet North of the South line of the Southwest Quarter of said Section;

Thence South, along a straight line a distance of 174.06 feet to a point of curve, said point of curve being 1226.65 feet East of the West line of said Section 19 and 902.94 feet North of the South line of said Section;

Thence Southwestwardly along said curve concave to the Northwest and having a radius of 784.68 feet, an arc distance of 245.28 feet to a point, said point being 1188.44 feet East of the West line of said Section 19 and 661.20 feet North of the South line of said Section;

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Thence Southwestwardly, along a straight line a distance of 35.48 feet to a point of curve, said point of curve being 1177.50 feet East of the West line of said Section 19 and 627.30 feet North of the South line of said Section;

Thence Southwestwardly along said curve having a radius of 361.20 feet, an arc distance of 107.19 feet to a point, said point being 1159.96 East of the West line of said Section 19 and 521.74 feet North of the South line of said Section;

Thence South, a distance of 450.21 feet to a point, said point being 1152.49 feet East of the West line of said Section 19 and 71.54 feet North of the South line of Section 19;

Thence Southeastwardly, a distance of 759.95 feet to a point, said point being on the center line of the 200 foot channel of the Calumet River as established by the United States Government and 1671.02 feet East of the West line of the Northwest Quarter of the aforesaid Section 30.

## PARCEL 2

A parcel of land in the Southwest Quarter of the Northwest Quarter of Section 19, Township 18, Township 37 North, Range 15 East of the Third Principal Meridian, which parcel of land is bounded and described as follows:

Beginning at a point on the East and West center line of said Section 19, distant 390 feet East of the Southwest corner of said Southeast Quarter of the Northwest Quarter of said Section 19 and running;

Thence Westerly along said centerline, a distance of 390 feet, more or less, to said Southwest corner of said Southeast Quarter of the Northwest Quarter of said Section 19, at which corner is located a stone monument;

Thence Northerly along the West line of said Southwest Quarter of the Northwest Quarter of said Section 19, a distance of 409.35 feet, more or less, to a point at which is located an iron pipe;

Thence Southeasterly in a straight line at an angle of  $43^{\circ}14'40''$  to said last described line, a distance of 569.17 feet, more or less, to the place of beginning.

EXCEPTING from said parcel of land that part thereof lying North of a line which is 302.04 feet, measured perpendicularly, North from and parallel with the South line of said Northwest Quarter of Section 19.

## PARCEL 3

That part of the South half of the Northwest Quarter of Section 19, Township 37 North, Range 15 East of the Third Principal Meridian lying West of the West line of the 200 foot channel of the Calumet River as established by the United States Government, included within a parcel of land which is bounded and described as follows:

Beginning at a point in the Northeasterly line of land of Cargill, Incorporated and in the East and West center line of said Section 19, distant 390 feet East of the Southeast corner (at which corner is located a stone monument) of the Southwest Quarter of the Northwest Quarter of said Section 19.

Extending from said beginning point the following six courses and distances:

1. North  $43^{\circ} 15' 05''$  West along said Northeasterly line of the last mentioned land 420.09 feet ;

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2. South 89° 13' 20" East 498.26 feet to the West line of the 200 foot channel of the Calumet River, as established by the United States Government; the following two courses and distances being along the same;
3. South 6° 48' 44" East 357.21 feet;
4. South 8° 43' 23" West 48.43 feet;
5. North 89° 13' 20" West 150.14 feet; and
6. North 43° 15' 05" West 139.09 feet to the place of beginning.

EXCEPTING from said parcel of land that part thereof, if any, lying North of a line which is 302.04 feet, measured perpendicularly, North from and parallel with the South line of said Northwest Quarter of Section 19.

## PARCEL 4A

Perpetual Easement in favor of Parcel 1, <sup>and 3 ab</sup> for the ownership, use and maintenance of railroad tracks, trackage, roadbed and appurtenances over and upon the following described tract; that part of the North ½ of the Southwest ¼ of Section 19, Township 37 North, Range 15 East of the Third Principal Meridian; and that part of Lot 4 in Circuit Court Partition of the Southwest ¼ of the Northwest ¼ of said Section 19 described as follows:

Beginning on the South line of said Northwest ¼ of Section 19 at a point which is 548.26 feet East of the West line of said Section and running thence Northwestwardly a distance of 100.02 feet to a point which is 92.95 feet North of said South line of the Northwest ¼ and 512.59 feet East of said West line of Section 19; thence Northeastwardly a distance of 32.25 feet to a point which is 105.70 feet North of said South line of the Northwest ¼ and 542.39 feet East of said West line of Section 19; thence Southeastwardly (intersecting said South line of the Northwest ¼, distant 118.29 feet, at a point 594.08 feet East of said West line of Section 19, a distance of 189.53 feet to a point which is 63.65 feet South of the North line of said Southwest ¼ of Section 19 and 625.20 feet East of the West line of said Section; thence Southeastwardly a distance of 382.87 feet to a point on the East line of the West 861 feet of said Southwest ¼ of Section 19 which is 362.06 feet South of the North line of said Southwest ¼ of Section 19; thence South along said East line of the West 861 feet a distance of 228.47 feet; thence Northwestwardly a distance of 672.03 feet to the place of beginning as created by the Deed from Charles M. Thomson, Trustee of the property of Chicago and North Western Railway Company to Cargill, Incorporated, recorded December 3, 1943 as Document 13187145; in Cook County, Illinois;

## Parcel 4B

Perpetual Easement in Favor of Parcels 1, <sup>and 3 ab</sup> and 2 for the ownership, use and maintenance of railroad tracks, trackage, roadbed and appurtenances over and upon the following described tract; that part of the Southwest ¼ of Section 19, and that part of the Northwest ¼ of Section 30, both in Township 37 North, Range 15 East of the Third Principal Meridian, described as follow:

Beginning at the North line of the South 90 feet of said Southwest ¼ of Section 19 at a point which is 335.36 feet East of the West line of said Southwest ¼ and running thence Southwardly along a straight line a distance of 68.61 feet to a point which is 333.01 feet East of said West line of the Southwest ¼; thence Southeastwardly along the arc of a circle having a radius of 476.94 feet; convex Southwesterly and tangent to the above described straight line (intersecting the line between said Sections 19 and 30 distant 21.41 feet, at a point thereon 332.69 feet East of the West corner common to said Sections, a distance of 482.38 feet to a point on the East line of the West 546.89 feet of said Northwest ¼ of Section 30 which is

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387.52 feet South of the North line of said Section 30; thence North along said East line of the West 546.89 feet, a distance of 81.63 feet; thence Northwestwardly along the arc of a circle having a radius of 423 feet and convex Southwesterly a distance of 373.59 feet to a point on said line between Section 19 and 30, which is 354.86 feet East of said West Section corner; thence Northwardly along a straight line a distance of 90.03 feet to a point on said North line of the South 90 feet to a point on said North line of the South 90 feet of the Southwest  $\frac{1}{4}$  of Section 19 which is 353.78 feet East of the West line of said Southwest  $\frac{1}{4}$ ; thence West along said North line of the South 90 feet a distance of 18.42 feet to a place of beginning, as created by the Deed from Charles M. Thomson, Trustee of the property of Chicago and North Western Railway Company to Cargill, Incorporated, recorded December 3, 1943 as Document 13187145, all in Cook County, Illinois.

## PARCEL 4C:

A perpetual easement contained in deed recorded as Document 13187145 to run with the land to maintain and use for the purpose of ingress to and egress from the premises described in Parcels 1, 2 and 3 and in common with Charles M. Thomson, Trustee of the property of Chicago and North Western Railway Company, and said railway company and their respective successors and assigns, and any lessees, tenants, officers, agents, employees and persons, having business with them, or either of them, a roadway, as now existing, lying westerly of and adjacent to the northerly end of the premises described in Parcel 1, from the point where said road, known as the "Fire Road" crosses the westerly boundary of said premises, to the junction of said road, as now laid out, with Torrence Avenue, said easement/grant being absolute and unconditional for the purposes aforesaid, insofar as the said road lies upon, across or over said lands belong to the trust estate of Chicago and North Western Railway Company.

## PARCEL 4D:

Easement for the benefit of Parcels 1, 2 and 3 as granted in deed recorded as Document 13187145 for the continued use, operation, maintenance and the right to connect with and use all or any utilities that service the land, including power lines, wires, telephone, fire alarm and A.D.T. lines and wires, water supply and sewer pipes and piping.

(143628)

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