

UNOFFICIAL COPY

99310574

4093/0147 30 001 Page 1 of 5
1999-03-31 11:33:08
Cook County Recorder 29.00



Property of Cook County Clerk's Office

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

5a

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 11TH day of March, 1999, between Pitt-Des Moines, Inc., a Pennsylvania corporation, Grantor, and Opus North Corporation, an Illinois corporation, Grantee, whose address is 9700 Higgins Road, Suite 900, Rosemont, Illinois 60018, WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the board of directors of said corporation, by these premises does GRANT, BARGAIN, SELL AND CONVEY to the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See attached Exhibit A

together with the tenements and appurtenances thereunto belonging, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantees, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the exceptions to title set forth on attached Exhibit B.

BOX 333-CTI

17673005 PLQ. 02 10F1

UNOFFICIAL COPY

Property of Cook County Office
99310574

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
MAR30'99
999.00
RB.10686
CO. NO. 018
287450

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
MAR30'99
999.00
RB.10685
CO. NO. 018
287449

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
MAR30'99
999.00
RB.10686
CO. NO. 018
287448

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
MAR30'99
14.00
RB.10685
CO. NO. 018
287447

135530
REAL ESTATE TRANSACTION TAX
COOK COUNTY
REVENUE
STAMP
MAR30'99
PA.11424
77775

135529
REAL ESTATE TRANSACTION TAX
COOK COUNTY
REVENUE
STAMP
MAR30'99
PA.11424
77775

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its VICE PRESIDENT, the day and year first above written.

Pitt-Des Moines, Inc.,
a Pennsylvania corporation

By: R. A. Byers
Its: VICE PRESIDENT

STATE OF TEXAS)
) SS.
COUNTY OF MONTGOMERY)

99310574

I, ADRIANA C. BENAVIDES, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that R. A. BYERS, personally known to me to be the VICE PRESIDENT of Pitt-Des Moines, Inc., a Pennsylvania corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such VICE PRESIDENT he signed and delivered the said instrument, pursuant to authority given by the board of directors of said corporation, as his 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 11th day of March, 1999.

Adriana Benavides
Notary Public

Commission expires: 7/28/2002

UNOFFICIAL COPY

Exhibit A

Legal Description

Parcel 1:

99310574

LOT 2 IN THE CHASE SUBDIVISION, A RESUBDIVISION OF PART OF LOTS 1, 2 AND 3 IN OWNER'S DIVISION OF PART OF THE EAST 70 ACRES OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Parcel 2:

EASEMENT FOR INGRESS AND EGRESS, FOR THE BENEFIT OF PARCEL 1, OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL: THAT PART OF THE EAST 1107.20 FEET OF LOT 3 IN OWNER'S DIVISION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID EAST 1107.20 FEET 203.59 FEET NORTH OF THE SOUTH LINE THEREOF; THENCE EAST PARALLEL TO THE SOUTH LINE OF LOT 3, 29.95 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ON SAID CURVE, CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 310.44 FEET, FOR A DISTANCE OF 23.93 FEET TO A POINT OF COMPOUND CURVE; THENCE NORTHWESTERLY ON A CURVE, CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 339.99 FEET, FOR A DISTANCE OF 116.60 FEET TO A POINT OF TANGENCY WITH THE AFOREMENTIONED WEST LINE OF THE EAST 1107.20 FEET OF LOT 3; THENCE SOUTH ON SAID WEST LINE 139.45 FEET TO THE POINT OF BEGINNING, ALL IN OWNER'S DIVISION OF THE EAST 70 ACRES (EXCEPT THE NORTH 15 ACRES THEREOF, AND EXCEPT THE EAST 33 FEET THEREOF TAKEN FOR STREET) OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, ALSO THAT PART OF THE NORTHEAST 1/4 OF SAID SECTION 4, LYING WEST OF THE ABOVE DESCRIBED PROPERTY AND LYING EAST OF THE WEST 80 ACRES OF THE SAID 1/4 SECTION, IN COOK COUNTY, ILLINOIS, AS CREATED BY WARRANTY DEED FROM HAMMOND ORGAN COMPANY TO JOSEPH T. RYERSON AND SON INC., DATED JANUARY 15, 1965 AND RECORDED JANUARY 19, 1965 AS DOCUMENT NUMBER 19360995, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-04-209-013-0000

Address(es) of real estate: 1600 North 25th Avenue, Melrose Park, Illinois

This instrument was prepared by Jordan H. Peters
Freeborn & Peters
311 South Wacker Drive
Chicago, Illinois 60606

Mail To: Send subsequent tax bills to:

W. Craig Fowler
O'Brien, O'Rourke & Hogan
Suite 2900
10 South LaSalle Street
Chicago, Illinois 60603

Opus North Corporation
Suite 900
9700 Higgins Road
Rosemont, Illinois 60018

UNOFFICIAL COPY

Exhibit B

Permitted Exceptions

1. General taxes not yet due and payable.
2. Acts of Grantee and parties claiming by, through or under Grantee.
3. Easement conveyed in deed from Pioneer Trust and Savings Bank, Trust Number 5640 to Lindsay Corporation, dated January 31, 1946 as Document 13716550 and restated in instrument recorded October 14, 1949 as Document 14653389.
4. Grant of easement dated January 30, 1946 and recorded February 7, 1946 as Document 13714922 made by Mississippi Valley Structural Steel Company, a corporation of Illinois, to Pioneer Trust and Savings Bank, a corporation of Illinois, as trustee under trust agreement dated June 16, 1945 and known as Trust Number 5640.
5. Easement made and entered into September 30, 1980 by and between INRYCO, Inc., a Delaware corporation, and Handy Button Machine Company, a Delaware corporation, recorded February 13, 1981 as Document 25773519.

Property of Cook County Clerk's Office