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Site 6A

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3279/010

6/24/89

ALL-6A

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1st day of July, 1989, between MORTON THIKOL, INC., a corporation created and existing under and by virtue of the laws of the State of Delaware ("Grantor") and MORTON INTERNATIONAL, INC., a corporation created and existing under and by virtue of the laws of the State of Indiana ("Grantee"), WITNESSETH, that Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, and pursuant to authority of the Board of Directors of Grantor, by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, and to Grantee's successors and assigns, FOREVER, all the real estate, situated in the County of Cook and State of Illinois described on Exhibit A, attached hereto and made a part hereof ("Property") subject to the Permitted Exceptions described on Exhibit B, attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the Property (the "Appurtenances") (the Property and the Appurtenances hereinafter referred to as the "Premises"), TO HAVE AND TO HOLD the Premises, unto Grantee, its successors and assigns forever.

Grantor covenants that it has not done or suffered anything to be done whereby the Premises have been encumbered in any way, except as set forth in this Special Warranty Deed.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Vice President and attested by its _____ Secretary, the day and year first above written.

MORTON THIKOL, INC.,
a Delaware corporation

By: J.R. Stanley
Name: J.R. STANLEY
Title: VICE PRESIDENT

ATTEST:
P.M. Phelps
Name: P.M. Phelps
Title: Secretary

This document prepared by
(when recorded return to):
Dennis M. Wilson, Esq.
KECK, MAHIN & CATE
8300 Sears Tower
233 South Wacker Drive
Chicago, Illinois 60606
(312) 876-3400

Property Address:
3434-58 E. 102d St.
3507 E. 100th St.
Chicago, Illinois 60617
P.I.N.: 26-08-113-002/006/008
26-07-201-004/017/021

(1542/N)

Exempt under provisions of Paragraph 1-4 (B) of Ordinance 300, 1-4 (B) of Ordinance

Exempt under provisions of Paragraph 1-4 (B) of Ordinance 300, 1-4 (B) of Ordinance

Chicago Transaction Tax Ordinance

7-12-89

Date

Buyer, Seller or Representative

7-12-89 Document effects apply as of 11:30 AM after pp. 103
Federal Tax Form 708 DN
Searcy
Resident attached to 3809664
Doc # 3809664

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EXHIBIT A

[LEGAL DESCRIPTION]

PARCEL 1:

THAT PART OF BLOCK 19 IN JAMES H. BOWEN'S ADDITION TO SOUTH CHICAGO IN SECTION 7; AND THAT PART OF BLOCK "B" OF SOUTH CHICAGO DOCK COMPANY'S ADDITION TO SOUTH CHICAGO, IN SECTION 7, AND THAT PART OF BLOCK 32 IN TAYLOR'S 1ST ADDN TO SOUTH CHICAGO, IN SECTION 8, AND THAT PART 101ST STREET, ALL IN TOWNSHIP 37 NORTH RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST DOCK LINE OR THE CHANNEL LINE AS ESTABLISHED BY DOCUMENT NUMBER 1083233, SAID POINT BEING 307.0 FEET NORTH OF THE SOUTH LINE OF 102ND STREET PRODUCED WEST; THENCE NORTH 00 DEGREES 16 MINUTES 05 SECONDS EAST ALONG SAID DOCK LINE, 1107.69 FEET TO THE CENTER LINE OF 100TH STREET; THENCE NORTH 89 DEGREES 21 MINUTES 38 SECONDS EAST ALONG SAID CENTER LINE, 580.0 FEET TO THE WEST LINE OF AFOREMENTIONED BLOCK 32 EXTENDED NORTH; THENCE SOUTH 0 DEGREES 14 MINUTES 58 SECONDS WEST ALONG SAID WEST LINE AND SAID WEST LINE EXTENDED NORTH, 183.0 FEET; THENCE NORTH 89 DEGREES 21 MINUTES 38 SECONDS EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID BLOCK 32, A DISTANCE OF 238.38 FEET TO A POINT 45.0 FEET WEST OF THE EAST LINE OF SAID BLOCK 32; THENCE SOUTH 0 DEGREES 14 MINUTES 58 SECONDS WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID BLOCK 32, A DISTANCE OF 100.0 FEET; THENCE NORTH 89 DEGREES 21 MINUTES 38 SECONDS EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID BLOCK 32, A DISTANCE OF 22.27 FEET; THENCE SOUTH 10 DEGREES 52 MINUTES 26 SECONDS WEST, 55.76 FEET; THENCE SOUTH 10 DEGREES 57 MINUTES 48 SECONDS WEST, 364.93 FEET TO THE CENTER LINE OF 101ST STREET; THENCE SOUTH 89 DEGREES 41 MINUTES 20 SECOND WEST ALONG SAID CENTER LINE, 76.77 FEET; THENCE NORTH 6 DEGREES 45 MINUTES 4 SECONDS EAST, 105.55 FEET; THENCE NORTH 16 DEGREES 53 MINUTES 17 SECONDS EAST, 66.55 FEET; THENCE NORTH 9 DEGREES 39 MINUTES 11 SECONDS WEST, 24.30 FEET; THENCE SOUTH 49 DEGREES 32 MINUTES 50 SECONDS WEST, 945.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EASTERLY 135 FEET OF THE NORTH 150 FEET OF LOT 32, IN TAYLOR'S 1ST ADDITION TO SOUTH CHICAGO IN THE NORTH FRACTIONAL HALF OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

[PERMITTED EXCEPTIONS]

1. TAXES NOT YET DUE AND PAYABLE.
2. COVENANTS, CONDITIONS, RESTRICIONS, EASEMENTS AND ENCUMBERANCES OF RECORD.
3. RIGHTS OF THE UNITED STATES OF AMERICA, THE STATE OF ILLINOIS, THE MUNICIPALITY, THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO AND THE PUBLIC, IN AND TO THAT PART OF THE LAND LYING WITHIN THE BED OF THE CALUMET RIVER; AND THE RIGHTS OF OTHER OWNERS OF LAND BORDERING ON THE RIVER IN RESPECT TO THE WATER OF SAID RIVER. *OF RECORD*
4. RIGHTS OF THE PUBLIC, THE MUNICIPALITY, THE STATE OF ILLINOIS AND THE ADJOINING OWNERS, IN AND TO SO MUCH OF THE LAND TAKEN AND BEING USED FOR 100TH STREET. *OF RECORD*
5. RIGHTS OF THE PUBLIC, THE MUNICIPALITY, THE STATE OF ILLINOIS, THE PUBLIC OR QUASI-PUBLIC UTILITIES, AND THE ADJOINING OWNERS, IN AND TO 101ST STREET. *OF RECORD*
- ~~6. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON CLAIMING BY, THROUGH OR UNDER THE LESSEES.~~
7. RAILROAD RIGHT OF WAY AND SWITCH AND SPUR TRACKS, IF ANY.

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that IR. STANLEY, personally known to me to be the VICE President of Morton Thikol, Inc., a Delaware corporation, and P.M. PHELPS, personally known to me to the Secretary of said corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such VICE President and Secretary, respectively, appeared before me this day in person and acknowledged that as such VICE President and Secretary they signed and delivered the said instrument 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 of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1st day of July, 1989.



Felix F. Mikaitis
Notary Public

My commission expires: FEBRUARY 20, 1991

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Clerk's Office

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CAROL MOSELEY CRANK
REGISTRAR OF TITLES

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