

SPECIAL WARRANTY DEED

This instrument prepared by and after recording return to:

Daniel J. Slattery
Katz, Randall & Weinberg
333 West Wacker Drive
Suite 1800
Chicago, Illinois 60606

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499356 LD

98073214

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

98 SEP 16 AM 9:56

MOORE W. GARDNER
CLERK

THIS INDENTURE, made September ~~4~~ 1998, between **DISTRIBUTION SERVICES OF ILLINOIS, INC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois, and having its principal place of business at 11861 South Cottage Grove Avenue, Chicago, Illinois 60628, party of the first part, and **WEDCO, INC.**, a corporation created and existing under and by virtue of the laws of the State of New Jersey, and having its principal place of business at 11490 Westheimer, Suite 1000, Houston, Texas 77077, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of **TEN (\$10.00) DOLLARS** and other good and valuable consideration in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to its successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Lake and State of Indiana known and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

COMMON ADDRESS: 4404 Euclid Avenue
East Chicago, Indiana 46312

* NO INDIANA GROSS INCOME TAX DUE *
BY REASON OF THIS CONVEYANCE.

* REAL ESTATE CONVEYED HEREBY *
IS NOT "PROPERTY" AS DEFINED BY
INDIANA RESPONSIBLE PROPERTY TRANSFER LAW.

SEP 15 1998

SAM ORLICH
CLERK LAKE COUNTY

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law in equity of, in and to the above described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns, forever.

And the said party of the first part hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Indiana, providing for the exemption of homesteads from sale on execution or otherwise.

DJS/321060.2

24.00
QT
LB

001039

Chicago Title Insurance Company

EXHIBIT "A"

Legal Description

See attached.



PARCEL 1: PART OF BLOCK "B" OF GENERAL AMERICAN TANK CAR CORPORATION SUBDIVISION IN THE CITY OF EAST CHICAGO, INDIANA AS RECORDED IN PLAT BOOK 16, PAGE 23, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, WHICH PART OF SAID BLOCK "B" IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 143RD STREET (66 FEET WIDE) AND THE WEST LINE OF EUCLID AVENUE (80 FEET WIDE), WHICH POINT IS ALSO THE NORTHEAST CORNER OF SAID BLOCK "B", THENCE WESTERLY, ALONG THE SOUTH LINE OF 143RD STREET (NORTH LINE OF BLOCK "B"), A DISTANCE OF 170.04 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF EUCLID AVENUE, A DISTANCE OF 1246.20 FEET, MORE OR LESS, TO A POINT 14 FEET NORTH OF THE NORTH LINE OF VACATED 145TH STREET (66 FEET WIDE), WHICH NORTH LINE OF VACATED 145TH STREET LIES 33 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN; THENCE EASTERLY, PARALLEL TO THE NORTH LINE OF VACATED 145TH STREET, A DISTANCE OF 170.06 FEET TO THE WEST LINE OF EUCLID AVENUE; THENCE NORTH ALONG THE WEST LINE OF EUCLID AVENUE (EAST LINE OF BLOCK "B"), A DISTANCE OF 1246.48 FEET MORE OR LESS TO THE PLACE OF BEGINNING ALL IN THE CITY OF EAST CHICAGO, LAKE COUNTY, INDIANA.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANTS OF EASEMENTS AND RIGHTS-OF-WAY DATED AUGUST 19, 1985 AND RECORDED SEPTEMBER 16, 1985 AS DOCUMENT NO. 820331 AND AS AMENDED BY AMENDMENT AGREEMENT DATED DECEMBER 13, 1985 AND RECORDED JANUARY 27, 1986 AS DOCUMENT NO. 838577, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, FOR THE PURPOSE OF RAILROAD INGRESS AND EGRESS ONLY (NOT FOR STORAGE), AND FOR THE USE, INSTALLATION, MAINTENANCE, REPLACEMENT AND REPAIR OF RAILROAD IMPROVEMENTS, ALL IN COMMON WITH OTHERS, OVER AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

(TRACT EASEMENT "D")

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF EUCLID AVENUE (80 FEET WIDE) AND THE CENTER LINE OF VACATED 145TH STREET (SAID CENTER LINE BEING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28); THENCE NORTH 88 DEGREES 32 MINUTES 34 SECONDS WEST ALONG SAID CENTERLINE, A DISTANCE OF 1340.87 FEET; THENCE NORTH 0 DEGREES 11 MINUTES 25 SECONDS WEST, A DISTANCE OF 258.76 FEET; THENCE NORTH 18 DEGREES 15 MINUTES 05 SECONDS EAST, A DISTANCE OF 131.06 FEET TO THE POINT OF BEGINNING OF TRACT EASEMENT "D", SAID POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE INDIANA HARBOR BELT RAILROAD SWITCH YARD; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST WHICH CHORD BEARS SOUTH 9 DEGREES 25 MINUTES 07 SECONDS EAST, A CHORD DISTANCE OF 104.18 FEET; THENCE CONTINUING ALONG SAID CURVE A CHORD BEARING OF SOUTH 24 DEGREES 02 MINUTES 08 SECONDS EAST, A CHORD DISTANCE OF 98.51 FEET; THENCE CONTINUING ALONG SAID CURVE A CHORD BEARING OF SOUTH 38 DEGREES 36 MINUTES 18 SECONDS EAST, A CHORD DISTANCE OF 98.37 FEET; THENCE CONTINUING ALONG SAID CURVE A CHORD BEARING OF SOUTH 45 DEGREES 22 MINUTES 09 SECONDS EAST, A CHORD DISTANCE OF 98.88 FEET; THENCE CONTINUING ALONG SAID CURVE A CHORD BEARING OF SOUTH 47 DEGREES 11 MINUTES 06 SECONDS EAST, A CHORD DISTANCE OF 31.32 FEET TO A POINT OF FROG; THENCE CONTINUING ALONG SAID CURVE A CHORD BEARING OF SOUTH 47 DEGREES 59 MINUTES 58 SECONDS EAST, A

CHORD DISTANCE OF 61.28 FEET TO A POINT OF SWITCH; THENCE CONTINUING ALONG SAID CURVE A CHORD BEARING OF SOUTH 52 DEGREES 47 MINUTES 25 SECONDS EAST, A CHORD DISTANCE OF 19.54 FEET TO A POINT OF SWITCH (SAID POINT ALSO BEING HEREIN KNOWN AS POINT "E").

SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENTS.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANTS OF EASEMENTS AND RIGHTS-OF-WAY DATED AUGUST 19, 1985 AND RECORDED SEPTEMBER 16, 1985 AND RECORDED AS DOCUMENT NO. 820331 AND AS AMENDED BY AMENDMENT AGREEMENT DATED DECEMBER 13, 1985 AND RECORDED JANUARY 27, 1986 AS DOCUMENT NO. 838577, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, FOR THE PURPOSE OF RAILROAD INGRESS AND EGRESS ONLY (NOT FOR STORAGE), AND FOR THE USE, INSTALLATION, MAINTENANCE, REPLACEMENT AND REPAIR OF RAILROAD IMPROVEMENTS, ALL IN COMMON WITH OTHERS, OVER AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

(TRACK EASEMENT "E")

Document is NOT OFFICIAL!

BEGINNING AT SAID POINT "E"; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST WHICH CHORD BEARS SOUTH 62 DEGREES 36 MINUTES 55 SECONDS EAST, A CHORD DISTANCE OF 77.01 FEET TO A POINT OF FROG; THENCE CONTINUING ALONG SAID CURVE A CHORD BEARING OF SOUTH 73 DEGREES 43 MINUTES 58 SECONDS EAST, A CHORD DISTANCE OF 44.41 FEET TO A POINT OF FROG; THENCE SOUTH 71 DEGREES 49 MINUTES 05 SECONDS EAST, A DISTANCE OF 69.53 FEET TO A POINT OF FROG; THENCE SOUTHEASTERLY ALONG A CURVE TO THE NORTHEAST A CHORD BEARING OF SOUTH 78 DEGREES 49 MINUTES 05 SECONDS EAST, A CHORD DISTANCE OF 46.15 FEET TO A POINT OF SWITCH; THENCE CONTINUING ALONG SAID CURVE A CHORD BEARING OF SOUTH 85 DEGREES 36 MINUTES 46 SECONDS EAST, A CHORD DISTANCE OF 24.93 FEET TO A POINT OF SWITCH; THENCE CONTINUING ALONG SAID CURVE A CHORD BEARING OF NORTH 86 DEGREES 51 MINUTES 25 SECONDS EAST, A CHORD DISTANCE OF 68.89 FEET TO A POINT OF FROG; THENCE NORTH 84 DEGREES 36 MINUTES 44 SECONDS EAST, A DISTANCE OF 12.25 FEET TO A POINT OF SWITCH (SAID POINT ALSO BEING HEREIN KNOWN AS POINT "F", TO THE POINT OF BEGINNING OF TRACK EASEMENT "F"); THENCE EASTERLY ALONG A CURVE CONCAVE TO THE SOUTH WHICH CHORD BEARS NORTH 84 DEGREES 27 MINUTES 37 SECONDS EAST, A CHORD DISTANCE OF 45.32 FEET TO A POINT OF FROG; THENCE CONTINUING ALONG SAID CURVE A CHORD BEARING OF NORTH 84 DEGREES 42 MINUTES 21 SECONDS EAST, A CHORD DISTANCE OF 9.07 FEET TO A POINT OF SWITCH (SAID POINT ALSO BEING HEREIN KNOWN AS POINT "H", THE POINT OF BEGINNING OF TRACK EASEMENT "H"); THENCE CONTINUING ALONG SAID CURVE A CHORD BEARING OF NORTH 88 DEGREES 26 MINUTES 13 SECONDS EAST, A CHORD DISTANCE OF 60.20 FEET TO A POINT OF FROG; THENCE SOUTH 88 DEGREES 51 MINUTES 05 SECONDS EAST, A DISTANCE OF 40.63 FEET TO A POINT OF SWITCH (SAID POINT ALSO BEING HEREIN KNOWN AS POINT "K", THE POINT OF BEGINNING OF TRACK EASEMENT "K"); THENCE SOUTH 88 DEGREES 29 MINUTES 24 SECONDS EAST, A DISTANCE OF

110.04 FEET TO A POINT OF SWITCH (SAID POINT ALSO BEING HEREIN KNOWN AS POINT "N", THE POINT OF BEGINNING OF TRACK EASEMENT "N"); THENCE SOUTH 88 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 154.49 FEET TO A POINT OF SWITCH (SAID POINT ALSO BEING HEREIN KNOWN AS POINT "Q", THE POINT OF BEGINNING OF TRACK EASEMENT "Q"); THENCE SOUTH 88 DEGREES 34 MINUTES 06 SECONDS EAST, A DISTANCE OF 131.93 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST TO A POINT LYING ON THE WEST LINE OF EUCLID AVENUE (80 FEET WIDE) AND 107.47 FEET SOUTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28 AS MEASURED ALONG SAID WEST LINE OF EUCLID AVENUE.

SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT.

PARCEL 4: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANTS OF EASEMENTS AND RIGHTS-OF-WAY DATED AUGUST 19, 1985 AND RECORDED SEPTEMBER 16, 1985 AS DOCUMENT NO. 820331 AND AS AMENDED BY AMENDMENT AGREEMENT DATED DECEMBER 13, 1985 AND RECORDED JANUARY 27, 1986 AS DOCUMENT NO. 838577, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, FOR THE PURPOSE OF RAILROAD INGRESS AND EGRESS ONLY (NOT FOR STORAGE), AND FOR THE USE, INSTALLATION, MAINTENANCE, REPLACEMENT AND REPAIR OF RAILROAD IMPROVEMENTS, ALL IN COMMON WITH OTHERS, OVER AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

(TRACK EASEMENT "Q")

BEGINNING AT SAID POINT "Q"; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST WHICH CHORD BEARS NORTH 87 DEGREES 05 MINUTES 14 SECONDS EAST; A CHORD DISTANCE OF 61.83 FEET TO A POINT OF FROG; THENCE CONTINUING ALONG SAID CURVE A CHORD BEARING OF NORTH 78 DEGREES 25 MINUTES 44 SECONDS EAST, A CHORD DISTANCE OF 49.90 FEET, THENCE CONTINUING ALONG SAID CURVE A CHORD BEARING OF NORTH 63 DEGREES 59 MINUTES 50 SECONDS EAST, A CHORD DISTANCE OF 83.39 FEET; THENCE CONTINUING ALONG SAID CURVE A CHORD BEARING OF NORTH 52 DEGREES 36 MINUTES 16 SECONDS EAST, A CHORD DISTANCE OF 52.60 FEET (TO THE SOUTH LINE OF THE WAREHOUSE TRACT).

SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT.

PARCEL 5: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANTS OF EASEMENTS AND RIGHT-OF-WAY DATED AUGUST 19, 1985 AND RECORDED SEPTEMBER 16, 1985 AS DOCUMENT NO. 820331 AND AS AMENDED BY AMENDMENT AGREEMENT DATED DECEMBER 13, 1985 AND RECORDED ON JANUARY 27, 1986 AS DOCUMENT NO. 838577, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, FOR THE PURPOSE OF A SANITARY SEWER, OVER AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

A STRIP OF LAND 20 FEET IN WIDTH BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN AND LYING WITHIN BLOCK " B" OF THE GENERAL AMERICAN TANK CAR CORPORATION SUBDIVISION, IN THE CITY OF EAST CHICAGO, INDIANA, AS SHOWN IN PLAT BOOK 16, PAGE 23, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, WHICH STRIP OF LAND LIES 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED PARCEL CENTERLINE: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF EUCLID AVENUE (80 FEET WIDE) AND THE NORTH LINE OF VACATED 145TH STREET (66 FEET WIDE), WHICH POINT LIES 33 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 88 DEGREES 32 MINUTES 34 SECONDS WEST, ALONG THE NORTH LINE OF SAID VACATED 145TH STREET AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 233.06 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF EUCLID AVENUE, A DISTANCE OF 14.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID PARCEL CENTERLINE; THENCE NORTHERLY, A DISTANCE OF 236.1 FEET TO A POINT WHICH IS 213.0 FEET WEST OF THE WEST LINE OF EUCLID AVENUE; THENCE NORTH, PARALLEL WITH THE WEST LINE OF EUCLID AVENUE, A DISTANCE OF 350 FEET TO A POINT; THENCE EAST, A DISTANCE OF 43 FEET TO A POINT ON A LINE WHICH IS 170 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF EUCLID AVENUE AND WHICH POINT IS THE POINT OF TERMINATION OF SAID PARCEL CENTERLINE.

SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT.

PARCEL 6: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS RESERVED IN CORPORATE WARRANTY DEED DATED DECEMBER 17, 1985 AND RECORDED JANUARY 23, 1986 AS DOCUMENT NO. 838805, MADE BY GATX CORPORATION, A NEW YORK CORPORATION, TO LAKE COUNTY TRUST COMPANY, A CORPORATION OF INDIANA, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 2ND DAY OF JANUARY, 1985, AND KNOWN AS TRUST NO. 3470, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, FOR THE PURPOSE OF INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF A SEWER AND RELATED FACILITIES OVER, IN AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

TWO PARCELS OF LAND, BOTH SITUATED PARTLY IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE CITY OF EAST CHICAGO, LAKE COUNTY, INDIANA, WHICH PARCELS ARE STRIPS OF LAND 20 FEET IN WIDTH LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:

BEGINNING AT A POINT ON THE WEST LINE OF EUCLID AVENUE (80 FEET WIDE) WHICH POINT LIES 90.0 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 88 DEGREES 32 MINUTES 34 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, 103.0 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 51 SECONDS EAST, 64.41 FEET TO A POINT LYING 78.0 FEET WEST OF THE WEST LINE OF EUCLID AVENUE

AND 30.0 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 0 DEGREES 00 MINUTES EAST, PARALLEL WITH WEST LINE OF EUCLID AVENUE, 44.0 FEET TO A POINT LYING 78.0 FEET WEST OF THE WEST LINE OF EUCLID AVENUE AND 14.0 FEET NORTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 28, WHICH POINT LIES ON THE SOUTH LINE OF 145TH STREET (33 FEET WIDE) AS RE-OPENED ON AUGUST 12, 1985 BY PLAT OF DEDICATION RECORDED DECEMBER 18, 1985 IN PLAT BOOK 60, PAGE 33, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, AND WHICH POINT IS THE TERMINATION OF SAID PARCEL CENTERLINE, AND ALSO; BEGINNING AT A POINT 103.0 FEET WEST OF THE WEST LINE OF EUCLID AVENUE (80 FEET WIDE) AND 90.0 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 88 DEGREES 32 MINUTES 34 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 155.0 FEET TO A POINT LYING 258.0 FEET WEST OF THE WEST LINE OF EUCLID AVENUE AND 90.0 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTHEASTERLY 105.0 FEET, MORE OR LESS TO A POINT LYING 235.0 FEET WEST OF THE WEST LINE OF EUCLID AVENUE AND 14.0 FEET NORTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 28, WHICH POINT LIES ON THE SOUTH LINE OF 145TH STREET (33 FEET WIDE) AS RE-OPENED ON AUGUST 12, 1985 BY PLAT OF DEDICATION RECORDED DECEMBER 18, 1985 IN PLAT BOOK 60, PAGE 33, IN THE RECORDER'S OFFICE IN LAKE COUNTY, INDIANA, AND WHICH POINT IS THE TERMINATION OF SAID PARCEL CENTERLINE.

SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT.

