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7/4/0230 38 001 Page 1 of 7  
2000-11-15 14:32:17  
Cook County Recorder 33.00



**QUIT CLAIM DEED**

**THIS INDENTURE** made this

10<sup>th</sup> day of November, A.D.,

2000, **WITNESSETH**, that the

**INDIANA HARBOR BELT**

**RAILROAD COMPANY**, an

Indiana corporation, f/k/a Indiana

Harbor

Belt Railroad Company of Illinois, an Illinois Corporation, with an office at 2721 – 161<sup>st</sup> Street,

Hammond, Indiana 46323-1099, hereinafter referred to as the "Grantor," for Ten Dollars

(\$10.00) and other good and valuable consideration to it paid, the receipt of which is hereby

acknowledged, quitclaims and conveys unto **RAKE CO.**, with a mailing address at 4631 S.

Racine, Chicago, Illinois 60609, hereinafter referred to as the "Grantee," all right, title and

interest of the said Grantor, of, in and to the following described real estate:

**[SEE EXHIBIT "A" FOR LEGAL DESCRIPTION]**

**PROPERTY ADDRESS:** ± 3.3 acres of land located at  
4830 South Morgan Street – Chicago, Illinois

**PIN NUMBER:** 20-08-205-020-0000

**UNDER** and **SUBJECT**, however, to (1) whatever rights the public may have to the use of any roads, alleys, bridges or streets crossing the premises herein described, (2) any easements or agreements of record or otherwise affecting the land hereby conveyed, and to the state of facts which a personal inspection or accurate survey would disclose, and to any pipes, wires, poles, cables, culverts, drainage courses or systems and their appurtenances now existing and remaining in, on, under, over, across and through the premises herein described, together with the right to maintain, repair, renew, replace, use and remove same.

**BOX 333-CTI**

78-72-474  
Call D-9

Stewart

7-9w

**THIS INSTRUMENT** is executed and delivered by Grantor, and is accepted by Grantee, subject to the covenants set forth below, which shall be deemed part of the consideration of this conveyance and which shall run with the land and be binding upon, and inure to the benefit of, the respective heirs, personal representatives, successors and assigns of Grantor and Grantee. Grantee hereby knowingly, willingly, and voluntarily waives the benefit of any rule, law, custom, or statute of the State of Indiana now or hereafter in force with respect to the covenants set forth below.

(1) Grantee shall indemnify and defend Grantor against, and hold Grantor harmless from, all claims, actions, proceedings, judgments and awards, for death, injury, loss, or damage to any person or property, brought by any person, firm, corporation, or governmental entity, caused by, resulting to, arising from, or in connection with, the active or passive effects of existence of any physical substance of any nature or character, on, under, or in the land, water, air, structures, fixtures, or personal property comprising the premises, from and after the date of delivery of this deed. However, Grantee's indemnity under this Item (1) shall not apply to conditions created prior to the date of this Deed unless caused by Grantee.

(2) Should a claim adverse to the title hereby quitclaimed be asserted and/or proved, no recourse shall be had against the Grantor herein.

(3) Grantor shall neither be liable or obligated to construct or maintain any fence or similar structure between the land herein before described and adjoining land of Grantor nor shall Grantor be liable or obligated to pay for any part of the cost or expense of constructing or maintaining any fence or similar structure, and Grantee hereby forever releases Grantor from any loss or damage, direct or consequential, that may be caused by or arise from the lack or failure to maintain any such fence or similar structure.

(4) Grantee hereby forever releases Grantor from all liability for any loss or damage, direct or consequential, to the land herein before described and to any buildings or improvements now or hereafter erected thereon and to the contents thereof, which may be caused by or arise from the normal operation, maintenance, repair, or renewal of Grantor's railroad, or which may be caused by or arise from vibration resulting from the normal operation, maintenance, repair or renewal thereof.

(5) In the event the tracks or land of Grantor are elevated or depressed, or the grades of any streets, avenues, roads, lanes, highways or alleys over such railroad in the vicinity of the land herein before described are changed so that they shall pass overhead or underneath such tracks or land, or in the event any grade crossing is vacated and closed, Grantee forever releases Grantor from all liability for any loss or damage, direct or consequential, caused by or arising from the separation or change of grades of such railroad or such streets, avenues, roads, lanes, highways, or alleys, or from the vacating and closing of any grade crossing.

THE words "Grantor and "Grantee" used herein shall be construed as if they read "Grantors" and "Grantees", respectively, whenever the sense of this instrument so requires and whether singular or plural, such words shall be deemed to include at all times and in all cases the heirs, legal representatives or successors and assigns of the Grantor and Grantee.

IN WITNESS WHEREOF, INDIANA HARBOR BELT RAILROAD COMPANY, Grantor, pursuant to due corporate authority, has caused its name to be signed hereto by its officers hereunto duly authorized and its corporate seal duly attested, to be hereunto affixed as of the day and year first above written.

WITNESS:

Lara H. Ammentritt

INDIANA HARBOR BELT RAILROAD COMPANY

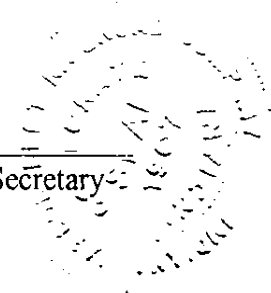
By: Tony L. Ingram  
TONY L. INGRAM, President

WITNESS:

Paul Luttrell

ATTEST:

James D. McGeehan  
JAMES D. MCGEEHAN, Secretary



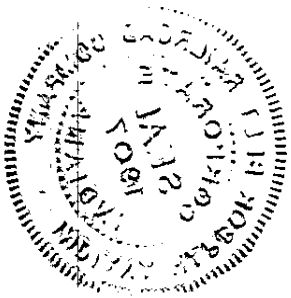
COOK CO. NO. 016  
3 1 1 4 2 4  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
NOV 14 '00  
DEPT. OF REVENUE  
123.00  
P.B. 10686

3 3 6 9 8 5  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP NOV 14 '00  
P.B. 11427  
61.50

★ 0 5 7 3 5 8 ★  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE NOV 14 '00  
P.B. 11187  
922.50

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STATE OF VIRGINIA )  
 ) SS:  
CITY OF NORFOLK )

**BEFORE ME**, the undersigned, a Notary Public in and for said State and City, personally appeared **TONY L. INGRAM**, President of **INDIANA HARBOR BELT RAILROAD COMPANY**, and acknowledged the execution of the foregoing Instrument to be the voluntary act and deed of said **INDIANA HARBOR BELT RAILROAD COMPANY**, and his voluntary act and deed as such officer.

**WITNESS** my hand and notarial seal, this 21<sup>st</sup> day of September, A. D. 2000.

Asa H. Armentrout  
Notary Public

**THIS INSTRUMENT PREPARED BY:**

Roger A. Serpe, General Counsel  
Indiana Harbor Belt Railroad Company  
111 W. Jackson Boulevard  
Suite 2215  
Chicago, IL 60604-3503  
(312) 786-9519

My Commission  
expires September 30, 2002



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2/11/2011

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## EXHIBIT "A"

## PARCEL 1:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL BEING A PART OF BLOCK 3 OF MANUFACTURERS' SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1905, AS DOCUMENT NUMBER 3691063, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 3 IN SAID SUBDIVISION, THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST, 157.31 FEET ALONG THE NORTH LINE OF SAID BLOCK 3 (BASIS OF BEARINGS FOR THIS DESCRIPTION); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 418.50 FEET PARALLEL WITH THE EAST LINE OF SAID BLOCK 3; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST 3.91 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 264.03 FEET, AND HAVING A CHORD THAT BEARS SOUTH 34 DEGREES 54 MINUTES 47 SECONDS WEST, A DISTANCE OF 351.23 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 364.73 FEET TO A POINT ON THE NORTH LINE OF THE 13-FOOT EASEMENT FOR RAILROAD PURPOSES AS SHOWN ON SAID MANUFACTURERS' SUBDIVISION PLAT; THENCE NORTH 89 DEGREES 56 MINUTES 12 SECONDS WEST, 321.13 FEET ALONG SAID NORTH EASEMENT LINE TO THE WEST LINE OF SAID BLOCK 3; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 60.29 FEET ALONG SAID WEST LINE; THENCE SOUTH 89 DEGREES 56 MINUTES 12 SECONDS EAST, 232.19 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 171.49 FEET PARALLEL WITH THE EAST LINE OF SAID BLOCK 3 TO A POINT THAT IS 418.5 FEET SOUTH OF SAID NORTH LINE OF BLOCK 3; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST, 203.09 FEET PARALLEL WITH SAID NORTH LINE OF BLOCK 3 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL BEING A PART OF BLOCK 3 OF MANUFACTURERS' SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1905, AS DOCUMENT NUMBER 3691063, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 3 IN SAID SUBDIVISION, THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST, 127.31 FEET ALONG THE NORTH LINE OF SAID BLOCK 3 (BASIS OF BEARINGS FOR THIS DESCRIPTION); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 200.00 FEET PARALLEL WITH THE EAST LINE OF SAID BLOCK 3; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST, 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 01 MINUTE 05 SECONDS WEST, 191.50 TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 282.63 FEET, AND HAVING A CHORD THAT BEARS SOUTH 34 DEGREES 54 MINUTES 47 SECONDS WEST A DISTANCE OF 315.23 FEET; THENCE SOUTHWESTERLY 334.40 FEET ALONG SAID CURVE TO A POINT ON THE NORTH LINE OF THE 13-FOOT EASEMENT FOR RAILROAD PURPOSES AS SHOWN ON SAID MANUFACTURERS' SUBDIVISION PLAT; THENCE SOUTH 89 DEGREES 56 MINUTES 12 SECONDS EAST, 321.13 FEET ALONG SAID NORTH EASEMENT LINE TO THE EAST LINE OF SAID BLOCK 3; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 450.10 FEET ALONG



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SAID EAST LINE TO A POINT ON SAID EAST LINE THAT IS 200 FEET SOUTH OF SAID NORTH LINE OF BLOCK 3; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST, 137.31 FEET PARALLEL WITH SAID NORTH LINE OF BLOCK 3 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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