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2002-06-14 12:21:12
Cook County Recorder 29.00



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QUITCLAIM DEED

(The Above Space For Recorder's Use Only)

CITY OF CHICAGO, an Illinois municipal corporation ("Grantor") for and in consideration of Eight Hundred Thirty Eight Thousand Eight Hundred Seventy Dollars (\$838,870.00) and in further consideration of the covenants and conditions described below, conveys and quitclaims to **ETC PROPERTY MANAGEMENT**, an Illinois Corporation having an address of 225 W. Washington Street, Suite 1000, Chicago, Illinois ("Grantee"), all interest and title of Grantor in the real property legally described and identified on Exhibit A attached hereto ("Property") pursuant to ordinance adopted by the City Council of the City of Chicago on January 12, 2000 and published in the Journal of Council Proceedings of that date beginning at page 23782, subject to the following reservations and conditions:

①

1. This conveyance is made upon the explicit reservation of certain easement rights in the Grantor described in Exhibit B hereto as to portions of the Property described on Exhibit A; and
2. This conveyance is made subject to the terms and conditions of that certain "Agreement for the Sale and Redevelopment of Land" between the Grantor and Grantee that is recorded herewith.
3. This conveyance is made subject to all such easement and property rights in favor of the City of Chicago that existed as of the time the City of Chicago became the record owner of the Property, which easement and property rights are hereby explicitly reserved and revived in favor of the City of Chicago, and will be deemed not to have been merged into the title held by the City of Chicago prior to the conveyance evidenced by this deed.

BOX 333-CTI

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G# 7800212 KML DR

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto duly affixed and attested, by its Mayor and City Clerk, this 24th day of April, 2002.

CITY OF CHICAGO,
an Illinois municipal corporation

By: Richard M. Daley
RICHARD M. DALEY, Mayor

ATTEST:

James J. Laski
JAMES J. LASKI, City Clerk

State of Illinois,
County of Cook, ss.

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I, Michael P. Klein, a Notary Public in and for said County, in the State aforesaid, do hereby certify that James J. Laski, personally known to me to be the City Clerk of the City of Chicago, a municipal 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 being first duly sworn by me acknowledged that as Clerk, he signed and delivered the instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the City of Chicago, as his free and voluntary act, and as the free and voluntary act and deed of the corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 11th day of June, 2002.

Michael P. Klein
NOTARY PUBLIC

This instrument was prepared by:

Michael P. Klein, Esq.
30 North LaSalle Street, Suite 1610
Chicago, Illinois 60602
(312) 744-1806



THIS TRANSFER IS EXEMPT PURSUANT TO SECTION 200/31-45 OF THE ILLINOIS PROPERTY TAX CODE, AND SECTION 3-3 3-060 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

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EXHIBIT A

That part of lots 3 through 15, both inclusive, in South Branch Addition to Chicago, in Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, said plat being anti-fire; described as follows:

Beginning at the intersection of the boundary line between said lots 3 and 4 with the northwesterly line of Grove Street; thence North 25 degrees 48 minutes 29 seconds East along said northwesterly line of said Grove Street 22.31 feet; thence North 63 degrees 46 minutes 24 seconds West along a line passing through the most southerly point of the most southerly pilaster of the southerly wall of a garage warehouse building on said lot 3, a distance of 227.64 feet to the easterly line of the Sanitary District of Chicago property as described in Warranty Deed recorded July 27, 1904 as Document Number 3571373, said intersection being 24 feet 4 1/4 inches north of the boundary line between said lots 3 and 4; thence South 27 degrees 20 minutes 48 seconds West along said east line and the east line of premises conveyed by Warranty Deed Recorded December 20, 1904 as Document Number 3634753, a distance of 123.42 feet; thence South 30 degrees 50 minutes 35 seconds West along said east line and the east line of premises conveyed by Warranty Deed recorded October 3, 1902 as Document Number 3302651, a distance of 506.31 feet to the southwesterly line of said lot 15; thence South 45 degrees 20 minutes 11 seconds East along said southwesterly line 257.51 feet to the southerly most corner of said lot 15; thence North 58 degrees 17 minutes 49 seconds East along the southeasterly line of said lot 15, a distance of 59.00 feet to the easterly most corner of said lot 15; thence North 25 degrees 48 minutes 29 seconds East 637.22 feet to the point of beginning, in Cook County, Illinois.

Said parcel containing 3.852 acres (167,774 square feet), more or less.

Commonly known as: 2230-2248 South Grove Street, Chicago, Illinois
Permanent Index Numbers: 17-28-103-008, 17-28-103-011, and 17-28-103-012

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EXHIBIT B

EASEMENT RIGHTS RETAINED BY GRANTOR

Easement Parcel One of Three:

Temporary Construction Easement

That part of lots 3 through 15, both inclusive, in South Branch Addition to Chicago, in Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, said plat being anti-five; described as follows:

Beginning at the intersection of the boundary line between said lots 3 and 4 with the northwesterly line of Grove Street; thence North 25 degrees 48 minutes 29 seconds East along said northwesterly line of said Grove Street 22.31 feet; thence North 63 degrees 46 minutes 24 seconds West along a line passing through the most southerly point of the most southerly pilaster of the southerly wall of a garage warehouse building on said lot 3, a distance of 227.64 feet to the easterly line of the Sanitary District of Chicago property as described in Warranty Deed recorded July 27, 1904 as Document Number 3571377, said intersection being 24 feet 4 1/4 inches north of the boundary line between said lots 3 and 4; thence South 27 degrees 20 minutes 48 seconds West along said east line and the east line of premises conveyed by Warranty Deed Recorded December 20, 1904 as Document Number 3634733, a distance of 123.42 feet; thence South 30 degrees 50 minutes 35 seconds West along said east line and the east line of premises conveyed by Warranty Deed recorded October 3, 1902 as Document Number 3302651, a distance of 506.31 feet to the southwesterly line of said lot 15; thence South 45 degrees 20 minutes 11 seconds East along said southwesterly line 257.51 feet to the southerly most corner of said lot 15; thence North 58 degrees 17 minutes 49 seconds East along the southeasterly line of said lot 15, a distance of 59.00 feet to the easterly most corner of said lot 15; thence North 25 degrees 48 minutes 29 seconds East 637.22 feet to the point of beginning, in Cook County, Illinois.

Said parcel containing 3.852 acres (167,774 square feet), more or less.

Easement Parcel Two of Three:

40' Maintenance Easement

That part of lots 3 through 15, both inclusive, in South Branch Addition to Chicago, in Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, said plat being anti-five; described as follows:

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Commencing at the intersection of the boundary line between said lots 3 and 4 with the northwesterly line of Grove Street; thence North 25 degrees 48 minutes 29 seconds East along said northwesterly line of Grove Street 22.31 feet; thence North 63 degrees 46 minutes 24 seconds West along a line passing through the most southerly point of the most southerly pilaster of the southerly wall of a garage warehouse building on said lot 3, a distance of 187.63 feet to the point of beginning; thence continuing North 63 degrees 46 minutes 24 seconds West along said line 40.01 feet to the easterly line of the Sanitary District of Chicago property as described in Warranty Deed recorded July 27, 1904 as Document Number 3571373, said intersection being 24 feet 4 1/4 inches north of the boundary line between said lots 3 and 4; thence South 27 degrees 20 minutes 48 seconds West along said east line and the east line of premises conveyed by Warranty Deed Recorded December 20, 1904 as Document Number 3634733, a distance of 123.42 feet; thence South 30 degrees 50 minutes 35 seconds West along said east line and the east line of premises conveyed by Warranty Deed recorded October 3, 1902 as Document Number 3302651, a distance of 506.31 feet to the southwesterly line of said lot 15; thence South 45 degrees 20 minutes 11 seconds East along said southwesterly line 41.19 feet; thence North 30 degrees 50 minutes 35 seconds East 517.37 feet; thence North 27 degrees 20 minutes 48 seconds East 125.43 feet to the point of beginning, intending to convey a parcel 40 feet wide, in Cook County, Illinois.

Said parcel containing 0.584 acres (25,451 square feet), more or less.

Easement Parcel Three of Three:

40' Maintenance Access Easement

The southwesterly 40 feet of Lot 15 in South Branch Addition to Chicago, in Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, said plat being anti-fire; lying southeasterly of the east line of premises conveyed by Warranty Deed recorded October 3, 1902 as Document Number 3302651, in Cook County, Illinois.

Said parcel containing 0.245 acres (10,691 square feet), more or less.

MAIL: BRUGGEMAN HURST & ASSOC LTD
ATTN: ALAN R. BRUGGEMAN
400 EAST LINCOLN HIGHWAY
NEW LENOX, IL 60451