

# UNOFFICIAL COPY

WY9986013/KML-D1

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor

AAA COOPER TRANSPORTATION,

an Alabama corporation duly authorized to transact business in the State of Illinois (the "Grantor"), for and in consideration of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to the authority given by the Board of Directors of the Grantor, CONVEYS AND WARRANTS TO

THE BELT RAILWAY COMPANY OF CHICAGO, an Illinois corporation (the "Grantee"),

whose address is

6900 S. Central Avenue  
Bedford Park, IL 60638

all interest in the following described real estate, and all improvements thereon (the "Property") situated in the County of Cook, in the State of Illinois, to wit:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 3516.00 FEET (MEASURED PERPENDICULARLY) OF SAID SECTION 27 AND A STRAIGHT LINE EXTENDING SOUTHEASTERLY FROM A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 27 WHICH IS 401.70 FEET (MEASURED ALONG SAID CENTER LINE) SOUTH FROM THE NORTH LINE OF SAID SECTION 27 TO A POINT ON THE EAST LINE OF SAID SECTION 27 WHICH IS 1145.00 FEET SOUTH FROM THE NORTHEAST CORNER THEREOF; THENCE NORTH 75 DEGREES 52 MINUTES 45 SECONDS WEST, ALONG SAID LAST DESCRIBED STRAIGHT LINE, 158.50 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 395.275 FEET, AN ARC DISTANCE OF 264.43 FEET (THE CHORD OF SAID CURVE BEARING SOUTH 33 DEGREES 57 MINUTES 41 SECONDS EAST, 259.52 FEET); THENCE SOUTH 11 DEGREES 18 MINUTES 36

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2002-09-18 10:33:10  
Cook County Recorder 62.00



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BOX 333-CTI

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SECONDS EAST, 89.56 FEET TO SAID EAST LINE OF THE WEST 3516.00 FEET; THENCE NORTH 1 DEGREE 54 MINUTES 47 SECONDS WEST, ALONG SAID EAST LINE OF THE WEST 3516.00 FEET, 264.55 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index No.: Part of 19-27-100-040-0000

Address of the Property: 4320 West 72<sup>nd</sup> Street (Common Address)  
Chicago, Illinois

Subject to the following (all documents referred to below appear of record in the office of the Recorder of Deeds of Cook County, Illinois):

1. EASEMENT CREATED BY INSTRUMENT DATED OCTOBER 23, 1967 AND RECORDED MARCH 20, 1968 AS DOCUMENT 20435571.
2. ENCROACHMENT OF FENCE ONTO THE PROPERTY BY APPROXIMATELY 0.8 FEET ALONG THE WEST LINE OF THE LAND AS DISCLOSED BY SURVEY MADE BY CHICAGOLAND SURVEY COMPANY DATED MAY 4, 1988 FILED 44-31 LAST UPDATED FEBRUARY 20, 1998.
3. PERPENDICULAR EASEMENT OVER UPON AND ACROSS THE NORTHERLY 100 FEET OF THE LAND IN FAVOR OF THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE ADMINISTRATOR OF GENERAL SERVICES AND ITS ASSIGNS FOR THE PURPOSES OF THE USE, MAINTENANCE, OPERATION, REPAIR AND REPLACEMENT OF THE RAILROAD TRACKAGE TOGETHER WITH THE PERPETUAL RIGHT OF ACCESS TO SAID 100-FOOT STRIP OF LAND FOR THE AFORESAID USES AND PURPOSES OVER UPON AND ACROSS SAID LAND AS DISCLOSED BY QUIT CLAIM DEED FROM THE UNITED STATES OF AMERICA TO CHICAGO INDUSTRIAL DISTRICT, INC., DATED APRIL 23, 1964 AND RECORDED APRIL 27, 1964 AS INSTRUMENT 19109916 AND SET FORTH ON SURVEY MADE BY CHICAGOLAND SURVEY DATED MAY 4, 1988 AS FILE NO. 44-31 LAST UPDATED FEBRUARY 20, 1998.
4. EASEMENT FOR A RIGHT OF WAY FOR ELECTRIC TOWERS AND LINES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC POWER OVER ACROSS AND UPON A STRIP OF LAND GENERALLY 75 FEET WIDE AND LOCATED ALONG

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THE NORTHERLY PORTION OF THE LAND AS DISCLOSED BY GRANT OF EASEMENT MADE BY THE SECRETARY OF THE AIR FORCE TO THE COMMONWEALTH EDISON COMPANY DATED NOVEMBER 1, 1954 AND RECORDED OCTOBER 24, 1955 AS DOCUMENT 16400391 FOR A TERM OF 50 YEARS AND SET FORTH ON SURVEY MADE BY CHICAGOLAND SURVEY DATED MAY 4, 1988 AS FILE NO. 44-31 LAST UPDATED FEBRUARY 20, 1998.

5. RIGHTS OF THE COMMONWEALTH EDISON COMPANY TO THE HIGH TENSION TOWER LOCATED ON THE LAND UNDER GRANT OF EASEMENT SET FORTH AT EXCEPTION NO. 4 ABOVE. NOTE: THE AFOREMENTIONED IMPROVEMENT APPARENTLY WAS CONSTRUCTED PARTIALLY ON THE LAND DESCRIBED IN SAID EASEMENT BUT MAINLY ON THE PROPERTY SOUTH OF AND ADJOINING TO THE EASEMENT.
6. POSSIBLE UTILITY EASEMENT AS DOCUMENT DISCLOSED BY NUMEROUS MANHOLES AND CATCH BASINS LOCATED IN THE PROPERTY AND DEPICTED ON SURVEY MADE BY CHICAGOLAND SURVEY DATED MAY 4, 1988 ON FILE NO. 44-31 LAST UPDATED FEBRUARY 20, 1988.
7. RIGHT OF THE MUNICIPALITY AND ADJOINING OWNERS IN AND TO THE SEWER LOCATED MAINLY ON THE LAND AND DEPICTED ON THE SURVEY MADE BY CHICAGOLAND SURVEY DATED MAY 4, 1988 AS FILE NO. 44-31 LAST UPDATED FEBRUARY 20, 1998.
8. ENCROACHMENT OF FENCE ONTO THE EASEMENT SET FORTH AT EXCEPTION NO. 4, ABOVE, AS DISCLOSED BY SURVEY MADE BY CHICAGOLAND SURVEY AND DATED MAY 4, 1988 AS FILE NO. 44-31 LAST UPDATED FEBRUARY 20, 1998.
9. ENCROACHMENT OF FENCE OF THE EASEMENT SET FORTH AT EXCEPTION NO. 4, ABOVE, AS DISCLOSED BY SURVEY MADE BY CHICAGOLAND SURVEY DATED MAY 4, 1988 AS FILE NO. 44-31 LAST UPDATED FEBRUARY 20, 1998.
10. EASEMENT MADE BY SMITH'S TERMINALS CORPORATION, A CORPORATION OF VIRGINIA, TO THE PEOPLES GAS

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LIGHT AND COKE COMPANY, A CORPORATION OF ILLINOIS, RECORDED JULY 7, 1976 AS DOCUMENT 23549107.

11. EASEMENT MADE BY SWEETHEART CUP CORPORATION, A MARYLAND CORPORATION, TO THE PEOPLES GAS LIGHT AND COKE COMPANY, A CORPORATION OF ILLINOIS, RECORDED OCTOBER 4, 1976 AS DOCUMENT 23660733.

No rights of access to and from the Property are conveyed to Grantee by Grantor under this deed of conveyance. By its acceptance of this conveyance from Grantor, Grantee acknowledges that it is not acquiring any rights of ingress or egress to the Property, and shall have no right of ingress or egress to the Property (i) on, over and across the adjoining lands owned by Grantor or (ii) on, over and across that certain perpetual, non-exclusive easement for ingress and egress for pedestrian and vehicular traffic over and upon that certain real property described as PARCEL 2 in that certain Special Warranty Deed from American Freightways Corporation, an Arkansas corporation, to AAA Cooper Transportation, an Alabama corporation, dated April 9, 1998, and recorded April 23, 1998, as Document 98325497.

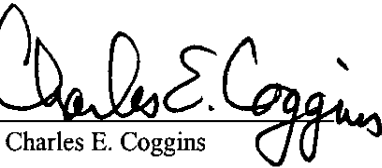
Grantor does hereby covenant and bind itself, and Grantor's successors and assigns, to warrant and defend all and singular the Property to Grantee, and Grantee's successors and assigns, against every person lawfully claiming, or to claim, the same, or any part thereof, when the claim is made by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, said Grantor has had its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Chairman of the Board, and attested by its Secretary this \_\_\_\_\_ day of September, 2002.

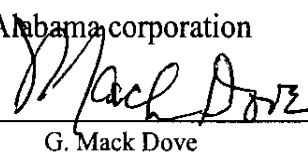
ATTEST:

AAA COOPER TRANSPORTATION,  
an Alabama corporation

By

  
Charles E. Coggins


By

  
G. Mack Dove

Its \_\_\_\_\_ Secretary

Its \_\_\_\_\_ Chairman of the Board

[CORPORATE SEAL]

STATE OF ILLINOIS	
STATE TAX	SEP. 13. 02
	# 0000036815
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	REAL ESTATE TRANSFER TAX
	00047.50
	FP 102808

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# UNOFFICIAL COPY

STATE OF ALABAMA ) I, the undersigned, a Notary Public, in and for  
 : the County in said State, DO HEREBY  
 HOUSTON COUNTY ) CERTIFY THAT G. Mack Dove, personally  
 known to me to be the Chairman of the Board  
 of AAA Cooper Transportation, an Alabama  
 corporation, and Charles E. Coggins,  
 personally known to me to be the Secretary of  
 said corporation, and personally known to me to be the same persons whose names  
 are subscribed to the foregoing instrument, appeared before me this day in person and  
 severally acknowledged that as such Chairman of the Board and Secretary, they  
 signed and delivered the said instrument as Chairman of the Board and Secretary of  
 said corporation, and caused the corporate seal of said corporation to be affixed  
 thereto, 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 and deed of said  
 corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official Seal, this the 11<sup>th</sup> day of September,  
 2002.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
 MY COMMISSION EXPIRES: June 26, 2004  
 BONDED THRU NOTARY PUBLIC UNDERWRITERS  
 My Commission Expires

*Jane Renee Lingo*  
 Notary Public

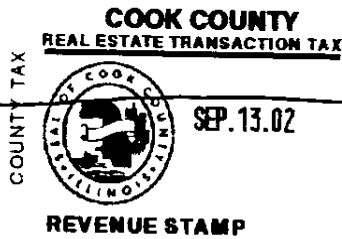


Future Taxes to Grantee's Address

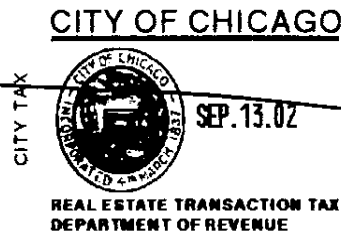
Return this document to:

This instrument was prepared by:  
 F. Gerald Burnett  
 CABANISS, JOHNSTON, GARDNER,  
 DUMAS & O'NEAL  
 2001 Park Place North, Suite 700  
 Birmingham, AL 35203  
 (TEL) 205/716-5200

Christine S. Lee  
 LEWIS, OVERBECK & FURMAN  
 135 S. LaSalle Street, Suite 2300  
 Chicago, IL 60603-4274  
 (TEL) 312/580-1200



REAL ESTATE TRANSFER TAX
0002375
FP 102802



REAL ESTATE TRANSFER TAX
0035625
FP 102805

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Property of Cook County Clerk's Office



COOK COUNTY CLERK'S OFFICE

11/11/2011

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS.

COUNTY OF COOK

Charles E. Coggins, in his capacity as Vice President --  
Administration and Finance of AAA Cooper Transportation

, being duly sworn on oath, states that

it resides at 1751 Kinsey Road, Dothan, AL 36303

That the

attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

AAA COOPER TRANSPORTATION

BY:

Charles E. Coggins  
Its: Vice President of  
Administration and Finance

SUBSCRIBED and SWORN to before me

this 11 day of September, 2002

Jane DeLoe Longo  
Notary Public  
In and For

STATE OF ALABAMA AT LARGE

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: June 26, 2004  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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Property of Cook County Clerk's Office

