

UNOFFICIAL COPY

0021321553

2002/12/02 09:53:32
Cook County Recorder 32.00

AFTER RECORDING, RETURN
THIS DOCUMENT TO:

THE ROSEMONT PARK DISTRICT
9501 W. Devon Avenue
Rosemont, IL 60018

THIS DOCUMENT IS PREPARED
BY:

WISCONSIN CENTRAL LTD.
6250 N. River Road
Rosemont, IL 60018
847-318-4600

THIS SPACE RESERVED FOR RECORDING DATA



MAIL ALL FUTURE TAX BILLS TO:

THE ROSEMONT PARK DISTRICT
9501 W. Devon Avenue
Rosemont, IL 60018

EXEMPT UNDER PROVISIONS OF
PARAGRAPH 3 SECTION 4
REAL ESTATE TRANSFER ACT.

11/14/02 *[Signature]*
Date Representative

Exempt deed or instrument
eligible for recordation
without payment of tax.

QUITCLAIM DEED

Sandi Nongas 11-14-02
City of Des Plaines

KNOWN TO ALL PERSONS BY THESE PRESENTS:

The Grantor, WISCONSIN CENTRAL LTD., a Corporation duly organized and existing under and by virtue of the laws of the State of Illinois, whose mailing address is 6250 N. River Road, Rosemont, Illinois 60018, for and in the consideration of TEN and NO/100, (\$10.00) DOLLARS and other good and valuable consideration in hand paid, does hereby GRANT, CONVEY AND QUIT CLAIM to the Grantee, THE ROSEMONT PARK DISTRICT, Grantor's right of title, and interest in and to the following described lands and property situated in the County of Cook and State of Illinois to wit:

09-33-500-005

Exhibit A

THAT PART OF THE GROUNDS OF THE WISCONSIN CENTRAL LTD. IN THAT PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, HAVING A CHICAGO O'HARE INTERNATIONAL AIRPORT RECTANGULAR SYSTEM BEARING OF NORTH 87 55 MINUTES 14 SECONDS EAST 254.29 FEET, TO A POINT ON THE WESTERLY LINE OF SAID GROUNDS OF THE WISCONSIN CENTRAL LTD. AS DESCRIBED BY WARRANTY DEED RECORDED AUGUST 23, 1886, AS DOCUMENT NO. 7466411; THENCE SOUTH 14 DEGREES 46 MINUTES 22 SECONDS EAST 958.94 FEET, ALONG SAID WESTERLY LINE TO A POINT ON THE SOUTHERLY RIGHT

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OF WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY, RECORDED AUGUST 11, 1958, AS DOCUMENT NO. 17286081, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 58 DEGREES 14 MINUTES 29 SECONDS EAST 39.63 FEET, ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 50 DEGREES 34 MINUTES 51 SECONDS EAST 62.16 FEET, ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 58 DEGREES 14 MINUTES 29 SECONDS EAST 48.32 FEET, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TO A POINT ON THE WESTERLY LINE OF THE 66 FOOT STRIP OF LAND DEEDED TO THE CHICAGO AND WISCONSIN RAILROAD COMPANY BY WARRANTY DEED RECORDED SEPTEMBER 7, 1885, AS DOCUMENT NO. 651934; THENCE SOUTH 14 DEGREES 46 MINUTES 22 SECONDS EAST 29.07 FEET, ALONG SAID WESTERLY LINE; THENCE NORTH 58 DEGREES 14 MINUTES 29 SECONDS WEST 55.10 FEET; THENCE SOUTH 50 DEGREES 34 MINUTES 51 SECONDS WEST 62.16 FEET; THENCE NORTH 57 DEGREES 55 MINUTES 12 SECONDS WEST 3.77 FEET; THENCE SOUTH 14 DEGREES 46 MINUTES 22 SECONDS EAST 74.43 FEET; THENCE SOUTH 75 DEGREES 13 MINUTES 38 SECONDS WEST 20.00 FEET, TO A POINT ON THE WESTERLY LINE OF THE LAND DESCRIBED BY SAID WARRANTY DEED RECORDED AUGUST 23, 1886, AS DOCUMENT NO. 7466411, SAID WESTERLY LINE ALSO BRING THE EASTERLY LINE OF LOT 1 OF BLOCK 7 IN ORCHARD PLACE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1888, AS DOCUMENT NO. 955011; THENCE NORTH 58 DEGREES 24 MINUTES 11 SECONDS WEST 37.16 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 07 MINUTES 12 SECONDS EAST 23.45 FEET, ALONG SAID WESTERLY LINE, TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY; THENCE SOUTH 58 DEGREES 24 MINUTES 11 SECONDS EAST 28.42 FEET, TO A POINT ON SAID EASTERLY LINE OF LOT 1; THENCE NORTH 14 DEGREES 46 MINUTES 22 SECONDS WEST 95.61 FEET, ALONG SAID EASTERLY LINE, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Grantor conveys subject to License Nos. 15239 (Commonwealth Edison overhead wire crossing), 19355 (City of Des Plaines sanitary sewer) and 23651 (City of Des Plaines pipeline - water) located over and under the premises herein conveyed.

Grantee covenants and agrees for itself, its successors, assigns, grantees, beneficiaries, and legal representatives, not to do or cause to be done any act that will unreasonably impede the flow of drainage water over the property herein conveyed which would adversely affect continuing rail operations. This covenant shall not be construed to prohibit the Grantee from erecting buildings or other improvements on the property herein conveyed, provided that drainage equivalent to that which exists as of the date of this deed shall be maintained, whether naturally or by other means. This covenant shall run with the land.

Grantee further covenants and agrees that it shall construct within one (1) year from the date of this deed a fence (at least six feet high or the maximum height allowable by the City) consisting of chain link construction along the trackside boundary line of the premises

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herein conveyed. Grantee shall thereafter maintain said fence in good condition. The construction and maintenance of the aforesaid fence shall be the sole cost, risk, and expense of the Grantee. This covenant shall run with the land herein conveyed and be binding upon the Grantee, its successors, assigns, grantees, beneficiaries, and legal representatives for so long as railroad operations continue on the property adjacent to the property herein conveyed.

To insure that the required fence as set forth above is constructed in a timely fashion, Grantee shall deposit with Grantor, as closing, the sum of \$1,000.00. This sum shall be returned to Grantee upon verification by Grantee that the required fence has been constructed within the required time period. If said fence is not completed within the required time to the satisfaction of the Grantor, then Grantor may retain said sum and shall further retain all legal and equitable remedies against Grantee to enforce the terms covenant set forth above.

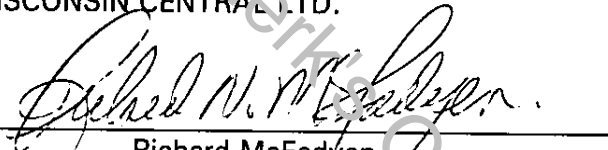
Sale parcel includes a permanent signboard easement, which occupies approximately 5,798 square feet. The signboard easement is dated March 21, 1991, recorded April 10, 1991, and runs with the land.

Grantee shall pay the cost of all documentary stamps, deed or real estate transfer or transaction taxes required by law, and all other costs or fees necessary to the recording of this deed. Grantee agrees to hold Grantor harmless from any liability therefor imposed by law on Grantor.

IN WITNESS WHEREOF, WISCONSIN CENTRAL LTD., the Grantor, has caused these presents to be signed by Richard McFadyen, its Director Real Estate, and its corporate seal, duly attested by Marty J. Mickey, its Controller/Treasurer to be hereunto affixed, they being thereunto duly authorized this 12 day of November, 2002.

WISCONSIN CENTRAL LTD.

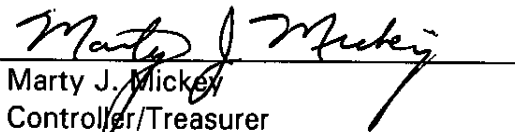
By



Richard McFadyen
Director Real Estate

ATTEST

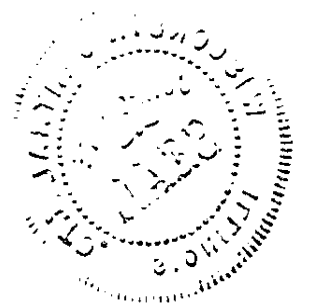
By:


Marty J. Mickey
Controller/Treasurer

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, GENISE MARTINEZ, a Notary Public in and for the County of Cook, State of Illinois, Do Hereby Certify that Richard McFadyen, personally known to me to be the Director Real Estate, Wisconsin Central Ltd., an Illinois Corporation and Marty J. Mickey, personally known to me to be the Controller/Treasurer 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 under oath that as such they signed and delivered the said instrument as the Director Real Estate and Controller/Treasurer 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 notarial seal this 12th day of November, 20 02.



By: Genise Martinez
Notary Public

My commission expires: 8-9-05

Property Address: 3000 Orchard Place, Des Plaines, IL

This deed does not violate the Plat Act by reason of Provision No. 6 as exempt listed in Chap, 109, Paragraph 1-b.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS:

TERRENCE D. McCABE, PURCHASER'S ATTORNEY being duly sworn on oath, states that

he resides at 807 LAMONT COURT, NAPERVILLE, IL 60540. 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;

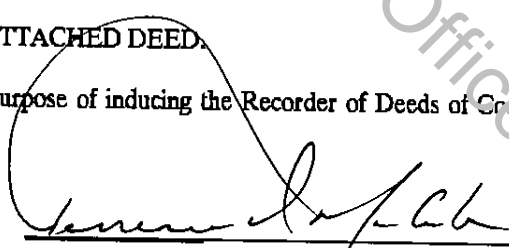
- OR -

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.

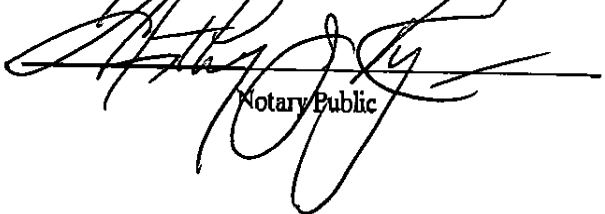
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

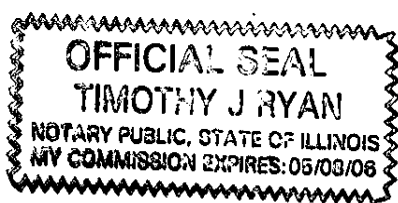

Ryan and Ryan, Purchaser's Attorney

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SUBSCRIBED and SWORN to before me

this 14th day of Nov, 2002


 Notary Public



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