

# UNOFFICIAL COPY

## QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that the Grantor, **NORFOLK SOUTHERN RAILWAY COMPANY**, a corporation organized and existing under the laws of the Commonwealth of Virginia, having its principal office in Norfolk, Virginia, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable considerations, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND QUITCLAIMS unto the **CITY OF CHICAGO**, Grantee, including any after acquired title (as defined in Ill. Rev. Stat. ch30, paragraph 6) in the property herewith described on Exhibit A and Exhibit B, attached hereto and made a part hereof, all its interest in the Real Estate situated in the County of Cook, State of Illinois.

SUBJECT to all such restrictions, reservations, conditions, and easements as may appear of record or as may be apparent from an examination of the premises.

Grantor hereby releases Grantee or any agency thereof forever from any and all claims for damages to the residue or other property of Grantor sustained by Grantor, or its successors and assigns, by reason of the acquisition of the above-described premises for highway purposes, including any loss in value to residual or adjacent property of Grantor as a result of use of the property transferred for construction, improvement and use of the area for highway purposes.

EXEMPT UNDER REAL ESTATE TRANSFER  
TAX, SECTION 4, PARAGRAPH B  
DATE 9/22/03 SIGNED Mark D. Mathewson

(Remainder of page intentionally left blank)



0331034002

Doc#: 0331034002  
Eugene "Gene" Moore Fee: \$70.00  
Cook County Recorder of Deeds  
Date: 11/06/2003 09:04 AM Pg: 1 of 8

# UNOFFICIAL COPY

RESERVING, however, unto Grantor, its affiliates, subsidiaries, parent corporation, successors, assigns, licensees and lessees, the right to continue to maintain, repair, renew and operate a railroad and appurtenances across said easement area and to construct such additional track(s) and other railroad facilities across said easement area and to maintain, repair, renew and operate the same in any such manner as does not unreasonably interfere with the Grantee's use of the premises.

RESERVING further unto Grantor, its affiliates, subsidiaries, parent corporation, successors, assigns, licensees and lessees, the right to install, construct, locate, maintain, repair and renew any fiber optic communications lines and associated structures and facilities related thereto across, under or over said easement area and to maintain, repair, renew and operate the same in any such manner as does not unreasonably interfere with Grantee's use of the premises.

The Grantor, without limiting the interest above granted and conveyed does hereby acknowledge that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the above-described premises for public road purposes. This acknowledgement does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

(Remainder of page intentionally left blank)

# UNOFFICIAL COPY


IN TESTIMONY WHEREOF, Grantor has caused these presents to be executed, and its corporate seal to be hereunto affixed and attested, by its officers thereunto duly authorized, as of the day and year first above written.

L.S. ATTEST:

  
Assistant Corporate Secretary

NORFOLK SOUTHERN RAILWAY COMPANY

By  
LVH

  
\_\_\_\_\_  
Real Estate Manager

August 20, 2003

This instrument prepared by:  
Linda V. Hill  
General Attorney - Real Estate  
Norfolk Southern Corporation  
600 West Peachtree St., NW  
Atlanta, GA 30308-3603

*Return to:*  
**Wheatland Title Guaranty Co**  
39 Mill Street  
Montgomery IL 60538  
*CI VOACO-2774*

# UNOFFICIAL COPY

INDEX NO. 26-31-100-005  
26-31-100-006

ROUTE: S. TORRENCE AVE  
SECTION: 99-B9369-00-PV  
COUNTY: COOK  
JOB NO.: P-88-043-99  
PARCEL: 0011  
STA.: 230+50 - 234+50  
OWNER: NORFOLK SOUTHERN  
RAILWAY COMPANY

## LEGAL DESCRIPTION

LYING AND BEING IN THE NW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHICAGO, COOK COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4 AND 5 IN BLOCK 1 IN FORD CITY SUBDIVISION NUMBER 1, BEING A SUBDIVISION OF THE WEST HALF OF THE NE  $\frac{1}{4}$  SECTION OF THE NW  $\frac{1}{4}$ , AND THAT PART OF THE WEST  $\frac{1}{2}$  OF THE NW  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF KENSINGTON AND EASTERN RAILROAD AND EAST OF THE 100 FOOT RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD.

INCLUDED HEREIN THE FOLLOWING DESCRIBED VACATED ALLEYS:

ALL THE NORTH AND SOUTH PUBLIC ALLEY, WHICH LIES WEST OF AND ADJOINING THE WEST LINE OF LOT 4 AND SAID WEST LINE EXTENDED SOUTH AND LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 5 AND LYING SOUTH OF THE SOUTH LINE OF EAST 130<sup>TH</sup> STREET; ALSO, ALL OF THE EAST AND WEST PUBLIC ALLEY, 16 FOOT WIDE, WHICH LIES SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 3 AND 4 LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 5, AND LYING EAST OF THE WEST LINE OF LOT 4, EXTENDED SOUTH, AND LYING WEST OF THE WEST LINE OF SOUTH SAGINAW AVENUE, ALL IN BLOCK 1 IN SAID FORD CITY SUBDIVISION NUMBER 1.

EXCEPTING THEREFROM, STREETS HERETOFORE DEDICATED, ACCORDING TO THE PLAT RECORDED FEBRUARY 1, 1923 AS DOCUMENT NO. 7795450 AS RECORDED IN THE COUNTY RECORDS.

SAID PARCEL CONTAINING 0.82 ACRES, MORE OR LESS. SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS.

# UNOFFICIAL COPY

INDEX NO. 26-31-502-003

ROUTE: S. TORRENCE AVE  
 SECTION: 99-B9369-00-PV  
 COUNTY: COOK  
 JOB NO.: P-88-043-99  
 PARCEL: 0009A  
 STA.: 33+50 - 34+50  
 OWNER: NORFOLK SOUTHERN  
 RAILWAY COMPANY

## LEGAL DESCRIPTION

THAT PART OF THE FOLLOWING LEGAL DESCRIPTION LYING IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING 33 FEET SOUTH OF THE NORTH LINE OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE EAST PARALLEL TO SAID NORTH LINE FOR A DISTANCE OF 179.75 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO SAID WEST LINE FOR A DISTANCE OF 17.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 50 FEET OF SAID SECTION, SAID SOUTH LINE BEING THE SOUTH LINE OF EAST 130<sup>TH</sup> STREET, AND SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PARALLEL LINE A DISTANCE OF 48.28 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 1067.5 FEET AN ARC LENGTH OF 51.74 FEET TO THE SOUTH LINE OF THE NORTH 150.00 FEET OF SAID NORTHWEST QUARTER; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 89.16 FEET TO A NON-TANGENT CURVE, SAID CURVE BEING CONVEXED TO THE SOUTHWEST, HAVING A RADIUS OF 1342.53 FEET AND A CHORD FORMING AN ANGLE OF 93°56'42" MEASURED TO THE LEFT FROM THE PREVIOUS COURSE; THENCE NORTH ALONG SAID CURVE AN ARC LENGTH OF 72.44 FEET TO A POINT WHICH IS 87.07 FEET EAST FROM THE WEST LINE OF THE SAID NORTHWEST QUARTER AND 78.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF (AS MEASURED ALONG SAID WEST LINE AND A LINE PERPENDICULAR THERETO) AND THENCE WEST ALONG SAID LINE PERPENDICULAR TO THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 37.07 FEET TO A LINE 50 FEET EAST OF AND PARALLEL WITH SAID WEST LINE, SAID LINE 50 FEET EAST OF AND PARALLEL WITH SAID WEST LINE BEING THE EAST RIGHT OF WAY LINE OF TORRENCE AVENUE; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 2.85 FEET TO A POINT 75.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION, MEASURED PERPENDICULARLY; THENCE NORTH EAST 130°39'55" MEASURED TO THE LEFT FROM THE PREVIOUS COURSE A DISTANCE OF 38.23 FEET TO A POINT ON SAID SOUTH LINE OF EAST 130<sup>TH</sup> STREET; THENCE EAST 100.75 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 0.147 ACRES, MORE OR LESS.

EXCEPTING THEREFROM A 34.00 FEET WIDE STRIP ON THE NORTHEASTERLY SIDE OF THE ABOVE DESCRIBED STRIP.

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK }

Mark D. Mathewson, being duly sworn on oath, states that he resides at 30 N. LaSalle Street, Suite 3110, Chicago, Illinois. That the attached deed is not in violation of 765ILCS 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 division 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 of 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.

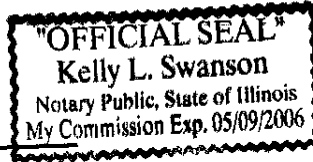
# UNOFFICIAL COPY

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.

Mark D. Mathews

SUBSCRIBED and SWORN to before me

this 22nd day of September, 2003.



Kelly L. Swanson  
Notary Public

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

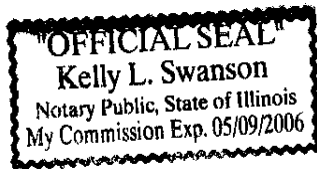
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated September 22, 2003 Signature: Mark D. Mathewson  
Grantor or Agent

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated September 22, 2003 Signature: Mark D. Mathewson  
Grantee or Agent

Given under my Hand and Notarial Seal this 22nd day of September, 2003.



Kelly L. Swanson  
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABl to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)