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Doc#: 0436502477
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 12/30/2004 01:12 PM Pg: 1 of 6

Mail to:

City of Chicago Commission
c/o Department of Planning and Development
City Hall, Room 1000
121 N. LaSalle Street
Chicago, Illinois 60601

ATTN: BLANCA BEAUCHAMP.

Name and Address of Taxpayer:

City of Chicago Commission
c/o Department of Planning and Development
City Hall, Room 1000
121 N. LaSalle Street
Chicago, Illinois 60601

SPECIAL WARRANTY 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 WITH SPECIAL WARRANTY unto the CITY OF CHICAGO, an Illinois municipal corporation and home rule unit of government, acting by and through its Department of Planning and Development, Grantee, all its interest in the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

That part of Lots 1 and 2 in Stockyards Subdivision of the East Half of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

TO FIND the point of beginning, commence at a point on the West line of South Halsted Street, being a line 40.00 feet West of and parallel with the East line of said Section 5, said point being 476.00 feet South of the North line of said Section 5; then go, in a northwestwardly direction on a line drawn from a point 183.34

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feet South of the North line and 427.69 feet West of the East line of said Section 5 to a point 476.00 feet South of the North line and 40.00 feet West of the East line of said Section 5, a distance of 104.25 feet to a point on a nontangential curved line to the TRUE POINT OF BEGINNING, said point being 413.23 feet South of the North line and 123.15 feet West of the East line of said Section 5; thence, in a northwestwardly direction along said curved line convex to the northeast with a radius of 2057.48 feet, an arc distance of 21.27 feet to a point of compound curve, said point of compound curve being 405.91 feet South of North line and 143.11 feet West of the East line of Section 5; thence, in a northwestwardly direction along said curved line convex to the northeast with a radius of 913.32 feet, an arc distance of 301.14 feet, to a point of tangency, said point being 354.62 feet South of the North line and 438.40 feet West of the East line of said Section 5; thence, in a westwardly direction, a distance of 851.86 feet to a point on the East line of South Morgan Street as dedicated by plat recorded December 6, 1968 as Document No. 20697167, said point being 353.15 feet South of the North line and 1290.26 feet West of the East line of said Section 5; thence, in a northwardly direction along said East line of South Morgan Street, a distance of 96.20 feet to a point on a line drawn from a point 252.81 feet South of the North line and 1680.56 feet West of the East line of said Section 5, to a point 261.35 feet South of the North line and 875.49 feet West of the East line of said Section 5, said point being 256.95 feet South of the North line and 1290.28 feet West of the East line of said Section 5; thence, in an eastwardly direction, a distance of 414.82 feet to a point 261.35 feet South of the North line and 875.49 feet West of the East line of said Section 5; thence, in a northwardly direction, a distance of 27.34 feet to a point 234.01 feet South of the North line and 875.49 feet West of the East line of said Section 5; thence, in an eastwardly direction, a distance of 514.01 feet to a point on a line drawn from a point 183.34 feet South of the North line and 427.69 feet West of the East line of said Section 5, to a point 476.00 feet South of the North line and 40.00 feet West of the East line of said Section 5, said point being 233.27 feet South of the North line and 361.55 feet West of the East line of said Section 5; thence, in a southeastwardly direction, a distance of 298.89 feet to the point of beginning; said parcel containing 114,881.1 square feet, more or less and being substantially as shown on survey dated November 17, 2004, prepared by Edward O. Smeltzer, Illinois Professional Land Surveyor No. 2378, incorporated herein by reference and made a part hereof.

Permanent Index Number: 20-05-200-157-0000

Property Address: 3921-41 S. MORGAN, CHICAGO, IL

TOGETHER WITH all right, title and interest, if any, Grantor has in the easement recorded as Document No. 24586166 on August 16, 1878, in the office of the Cook County Recorder of Deeds.

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SUBJECT to all such restrictions, reservations, conditions, licenses and easements, whether or not of record.

AND the said Grantor for itself, its successors and assigns, will, except as hereinabove provided, warrant and forever defend the right and title to the property described above unto the said Grantee, its successors and assigns, against all persons lawfully claiming, or to claim the same by, through or under Grantor, but not otherwise.

Within sixty (60) days of the date of this deed, Grantee shall erect and forever maintain a fence between the above-described property and the adjacent right of way of Grantor.

IN WITNESS WHEREOF, the Grantor has caused this indenture to be signed and its corporate seal affixed by its proper duly authorized officers as the 15th day of December, 2004.

ATTEST:



Masha O. Swain
Assistant Corporate Secretary

NORFOLK SOUTHERN RAILWAY COMPANY

By

LVH

[Signature]
Real Estate Manager

This instrument prepared by:

Linda V. Hill
General Attorney - Real Estate
Norfolk Southern Corporation
1200 Peachtree Street, NE - 12th Floor
Atlanta, GA 30309-3592

EXEMPT UNDER PROVISIONS OF PARAGRAPH b,
SECTION 4, REAL ESTATE TRANSFER TAX ACT.

12/15/04
DATE [Signature]
BUYER, SELLER OR REPRESENTATIVE

LVH:swm/1073449 ilqcd
12-09-04/12-17-04/DCF/IM270691v1

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STATE OF GEORGIA)

COUNTY OF FULTON)

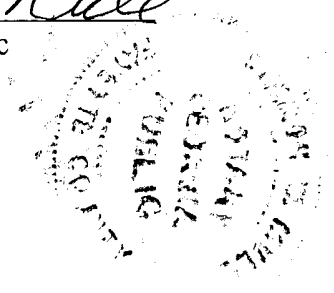
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO
 HEREBY CERTIFY that Louis S. Cataland personally known to me to be the Real Estate
 Manager of Norfolk Southern Railway Company, a Virginia corporation, and Kinsha O. Swain,
 personally known to me to be the Assistant Corporate 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 Real
 Estate Manager and Assistant Corporate Secretary, they signed and delivered the said instrument
 as Real Estate Manager and Assistant Corporate 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 seal this 15th day of December, 2004.

Sheron W Mull
 Notary Public

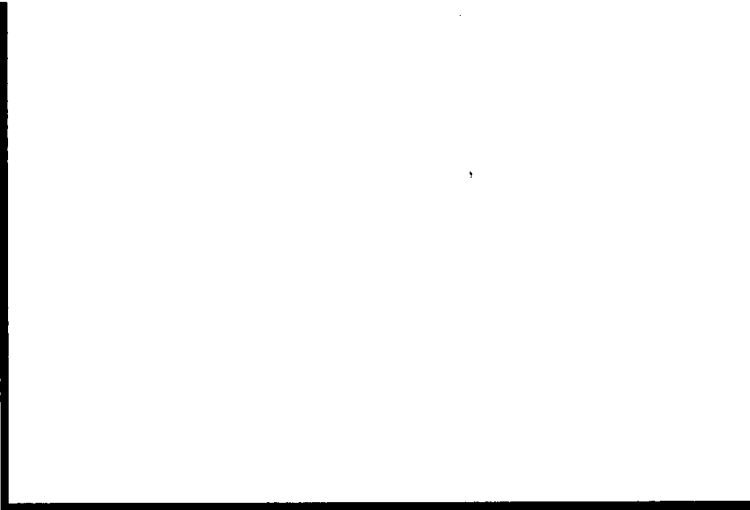
My Commission expires:

Notary Public, Fayette County, Georgia
 My Commission Expires May 2, 2006



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PLAT ACT AFFIDAVIT



Space Above This Line for Recording Data

STATE OF GEORGIA)
) ss
COUNTY OF FULTON)

The Norfolk Southern Railway Company a corporation of the Commonwealth of Virginia by Louis S. Cataland being duly sworn on oath, states that the company has its principal place of business at 3 Commercial Place, Norfolk, VA 23510-2191. That the attached deed is not in violation of 765 ILSC 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 land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.

3. The division of lot or blocks of less than 1 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 easements 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.

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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 2 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.

Dated: December 15, 2004

Norfolk Southern Railway Company a corporation of the Commonwealth of Virginia

By: ^{LVH} *Louis S. Cataland*
Name: Louis S. Cataland
Title: Real Estate Manager

SUBSCRIBED and SWORN to before me this 15th day of December, 2004

Sharon W Mull
NOTARY PUBLIC

Notary Public, Fayette County, Georgia
My Commission Expires May 2, 2006

