

# UNOFFICIAL COPY

orig.

AFTER RECORDING, RETURN THIS DOCUMENT TO:

URBAN SITES OF CHICAGO  
6677 N. LINCOLN #210  
LINCOLNWOOD, IL 60712



Doc#: 0501422208  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 01/14/2005 01:59 PM Pg: 1 of 4

THIS DOCUMENT WAS PREPARED BY:

The Belt Railway Company of Chicago  
6900 South Central Avenue  
Bedford Park, Illinois 60638  
708-496-4041

VILLAGE OF BEDFORD PARK  
\$50.00  
REAL ESTATE TRANSFER TAX

Above Space for Recorder's Use Only

## QUITCLAIM DEED

THIS INDENTURE Witnesseth that the Grantor, THE BELT RAILWAY COMPANY OF CHICAGO, an Illinois corporation, of 6900 South Central Avenue, Bedford Park, Illinois 60638, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, hereby Conveys and Quitclaims to the Grantee, URBAN SITES OF CHICAGO, LLC., of 6677 N. Lincoln Avenue, Suite 210, Lincolnwood, Illinois 60712, all its right, title, interest and claim in and to the following described lands and property situated in the County of Cook and State of Illinois to wit:

Lot G of the Fifth Industrial Subdivision, Clearing, Illinois, being a subdivision of the Southwest Quarter of the Northwest Quarter of Section 21, Township 38 North, Range 13 East of the 3<sup>rd</sup> Principal Meridian, Cook County, Illinois.

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SUBJECT, however, to all existing interests, including but not limited to all reservations, rights-of-way and easements of record or otherwise.

Grantee has been allowed to make a complete inspection of subject property and has knowledge as to the past use of the property herein conveyed. Based upon this inspection and knowledge, Grantee is aware of the condition of the Property and Grantee specifically acknowledges that Grantee is purchasing the Property in an "AS-IS WITH ALL FAULTS" basis and that Grantee is not relying on any representations or warranties of any kind whatsoever from Grantor as to any matters concerning the Property, including the physical condition of the Property and any defects thereof, the presence of any hazardous substances, wastes or contaminations in, on or under the Property, the condition or existence of any structures or improvements in, on or under the Property. Grantee assumes the risk that hazardous substances and contaminants may be present on the Property, and will indemnify, defend, hold harmless and waive, release and discharge forever Grantor from any and all present or future claims or demands and any and all damages, losses, injuries, liabilities, claims or costs, including fines, penalties and judgments, arising from or in any way related to the condition of the Property or presence of any hazardous substances or contaminants in or under the Property. This indemnity specially includes the obligation of Grantee to remove, close, remediate, reimburse or take other actions requested or required by any governmental agency concerning hazardous substances or contaminants that may be present on the Property. This covenant shall be binding upon Grantee, its successors, assigns and grantees and shall run with the land conveyed.

Grantor reserves for itself, its successors, assigns and nominees, all railroad trackage and appurtenances thereto, and all other improvements over and across the property herein above conveyed, together with an easement for said trackage and appurtenances and access thereto for the purpose of dismantling and removing all aforesaid facilities. This reservation shall continue for so long as is necessary to complete the removal of said railroad facility, but in no case greater than sixty (60) days from the date hereof. In the event Grantor has not removed the aforesaid trackage and appurtenances thereto within the sixty (60) day period, Grantee shall be vested to all right, title and interest in and to said trackage and appurtenances.

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As a part of the consideration hereof, and in accepting this conveyance, the Grantee agrees and binds itself to purchase, affix and cancel any and all documentary stamps of every kind and nature in the amount prescribed by statute, and to pay any and all required transfer taxes and fees incidental to recordation of this instrument.


IN WITNESS WHEREOF, THE BELT RAILWAY COMPANY OF CHICAGO, the Grantor, has caused these presents to be signed by its General Counsel and its corporate seal, duly attested by its Assistant Secretary to be hereunto affixed, they being thereunto duly authorized this 13th day of January, 2005.

THE BELT RAILWAY COMPANY OF CHICAGO


By: Timothy E. Coffey  
Timothy E. Coffey  
General Counsel

ATTEST:

By: Pamela S. Hagen  
Pamela S. Hagen  
Assistant Secretary

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
  
JAN. 14. 05  
REVENUE STAMP

# 0000150066  
REAL ESTATE  
TRANSFER TAX  
00015.00  
FP326670

STATE TAX  
STATE OF ILLINOIS  
  
JAN. 14. 05  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000072786  
REAL ESTATE  
TRANSFER TAX  
00030.00  
FP326669

Property of Cook County Clerk's Office

