

# UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY  
AND AFTER RECORDING RETURN TO:

Cynthia Jared, Esq.  
Sachnoff & Weaver, Ltd.  
30 S. Wacker Drive  
Suite 2900  
Chicago, IL 60606



Doc#: 0502633174  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 01/26/2005 11:43 AM Pg: 1 of 5

## QUIT CLAIM DEED

THE GRANTOR, Tajon Holdings, Inc., a Pennsylvania corporation, successor by merger to Tajon Industries, Inc., a Delaware corporation, whose address is 500 Dallas Street, Suite 1000, Houston, Texas, for the consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, does hereby convey and quit claim to U.G.N., Inc., an Illinois corporation, of 2638 East 126<sup>th</sup> Place, Chicago, Illinois, all right, title and interest in the following described real estate, situated in the County Cook, City of Chicago, in the State of Illinois, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Dated this 20th day of January, 2005

**TAJON HOLDINGS, INC.**

By: Jaeson M. Brown  
Its: President

STATE OF LOUISIANA )  
PARISH ) SS:  
~~COUNTY~~ OF ASCENSION )

The Undersigned, a Notary Public within and for said County, in the State aforesaid, duly commissioned and acting, does hereby certify that on this 20th day of January 2005, Jaeson M. Brown, the President of Tajon Holdings, Inc., to me personally well known and known to be the person who signed the foregoing instrument, and who, being by me duly sworn, stated and acknowledged that he is the President of said corporation and that he signed and delivered the same on behalf of said corporation, with authority, as his/her and its free and voluntary act and deed for the uses and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public the day and year in this certificate above written.

Terri Lanoux  
Notary Public Terri Lanoux 026207

My commission expires: At My Death

Box 400-CTCC

8250015 200 2 D 2569

5/8

**UNOFFICIAL COPY****EXHIBIT A****LEGAL DESCRIPTION**

PARCEL 4: /

THAT PART OF LOT 4 OF COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 30, 190.00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4 (SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO THE PEOPLE'S GAS, LIGHT AND COKE COMPANY); THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 473.00 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 71 DEGREES 44 MINUTES 40 SECONDS FROM WEST TO NORTH, A DISTANCE OF 288.03 FEET; THENCE CONTINUING NORTHWESTERLY ALONG A STRAIGHT LINE FORMING A DEFLECTION ANGLE OF 08 DEGREES 50 MINUTES 15 SECONDS TO THE LEFT FROM THE LAST DESCRIBED STRAIGHT LINE EXTENDED A DISTANCE OF 348.00 FEET; THENCE CONTINUING NORTHWESTERLY ALONG A STRAIGHT LINE FORMING A DEFLECTION ANGLE OF 27 DEGREES 06 MINUTES 14 SECONDS TO THE LEFT FROM THE LAST DESCRIBED STRAIGHT LINE EXTENDED A DISTANCE OF 129.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ALONG SAID LAST DESCRIBED LINE A DISTANCE OF 152.26 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 46 DEGREES 55 MINUTES 43 SECONDS FROM SOUTHEASTERLY TO EASTERLY A DISTANCE OF 88.57 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 105 DEGREES 55 MINUTES 43 SECONDS FROM WESTERLY TO SOUTHERLY A DISTANCE OF 111.18 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 50 MINUTES 49 SECONDS FROM NORTHERLY TO SOUTHWESTERLY A DISTANCE OF 14.16 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF LOT 4 OF COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF SAID LOT 4 DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 30, 663.00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4 (SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO THE PEOPLE'S GAS, LIGHT AND COKE COMPANY); THENCE EAST ALONG SAID SOUTH

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LINE A DISTANCE OF 61.84 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 73 DEGREES 16 MINUTES 59 SECONDS FROM WEST TO NORTH, A DISTANCE OF 161.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 169 DEGREES, 39 MINUTES, 42 SECONDS TO THE RIGHT A DISTANCE OF 501.32 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 00 MINUTES, 00 SECONDS TO THE LEFT A DISTANCE OF 18.00 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE WESTERLY FACE OF A 2 STORY BRICK BUILDING (2750 E. 126<sup>TH</sup> STREET) FORMING AN ANGLE OF 90 DEGREES, 00 MINUTES 23 SECONDS TO THE LEFT A DISTANCE OF 394.28 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 170 DEGREES, 25 MINUTES, 35 SECONDS TO THE LEFT A DISTANCE OF 108.55 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: VACANT LAND - 126<sup>TH</sup> STREET  
CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER: 26-30-100-035-0000

STATE OF ILLINOIS

STATE TAX



JAN. 25. 05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 000002089

REAL ESTATE TRANSFER TAX
0000050
FP 103024

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX



JAN. 25. 05


REVENUE STAMP

# 000000046

REAL ESTATE TRANSFER TAX
0000025
FP 103022

CITY OF CHICAGO

CITY TAX



JAN. 25. 05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000001286

REAL ESTATE TRANSFER TAX
0000400
FP 103023

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## AFFIDAVIT FOR PURPOSE OF PLAT ACT

STATE OF LOUISIANA )  
PARISH ) SS.  
~~COUNTY~~ OF ASCENSION )

Jaeson M. Brown  
the President  
of **Tajon Holdings, Inc.**, an Pennsylvania  
corporation (the "**Corporation**"), being first  
duly sworn on oath deposes and says that:

1. Affiant is the President of the Corporation whose business address is 500 Dallas Street, Suite 1000, Houston, Texas.
2. The Corporation is the Grantor in a Quit Claim Deed dated the 20th day of January, 2005 conveying the following described premises:

See Exhibit "A" attached hereto and made a part hereof.

3. That the instrument aforesaid is exempt from the provisions of "An Act to Revise the Law in Relation to Plats" approved March 31, 1874, as amended, by reason that the instrument constitutes:
  - a) ~~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;~~
  - b) ~~The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;~~
  - c) **The sale or exchange of parcels of land between owners of adjoining and contiguous land;**
  - d) ~~The conveyance of parcels of land or interests therein for use as a right of way for railroad or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;~~
  - e) ~~The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;~~
  - f) ~~The conveyance of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land in pressed with a public use;~~
  - g) ~~Conveyance made to correct descriptions in prior conveyances;~~
  - h) ~~The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;~~
  - i) ~~The sale or exchange of an entire tract of land not being a part of a larger tract of land.~~

Further the affiant sayeth not.

Subscribed and sworn to before me  
this 20th day of January, 2005

Jaeson M. Brown  
Jaeson M. Brown

Terri Lanoux  
Notary Public Terri Lanoux, 026207

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## EXHIBIT A

### LEGAL DESCRIPTION

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