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Doc#: 0512245067
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 05/02/2005 10:26 AM Pg: 1 of 5

AFTER RECORDING, RETURN THIS DOCUMENT TO:

Abrams & Chapman

Attorneys at Law

321 South Plymouth Court, Suite 1200

Chicago, Illinois 60604-3990

THIS DOCUMENT WAS PREPARED BY:

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

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, CITATION PROPERTIES, LLC, an Illinois Limited Liability Company, of 4700 W. Augusta Blvd., Chicago, Illinois 60651, 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:

That part of Block "A" of the Chicago Screw Company's consolidation of lots and vacated streets adjoining Blocks 2, 3, 6 and 7 of West Chicago Land Company's Subdivision of the West Half of the Southwest

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Quarter of Section 3, Township 39 North, Range 13 East of the 3rd Principal Meridian, according to the plat thereof recorded in the Recorder's Office of Cook County, Illinois, as Document Number 6153276;

Also that part of Lot 23 in Block 5 and Lots 22 and 23 in Block 8, together with that part of vacated West Cortez Street between said Blocks 5 and 8 and that part of the East-West 16 foot vacated alley in said Block 8, in West Chicago Land Company's Subdivision of the West Half of the Southwest Quarter of Section 3, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:

Beginning at the point of intersection of the South line of Block "A" aforesaid and the West line of the East 14.00 feet of said Block "A";

Thence Northerly along said West line, 440.00 feet;

Thence Easterly along a line drawn parallel with the South line of Block "A" aforesaid, 40.00 feet;

Thence Southerly along a line drawn parallel with the West line of the East 14.00 feet of Block "A" aforesaid, 440.00 feet to a point on the South line of Lot 23, in Block 8 aforesaid, said point being 26.00 feet (as measured along the South lines of Block 8 and Block "A" aforesaid) East of the Southwest corner of Block 8 aforesaid, being also the Southeast corner of Block "A" aforesaid;

Thence Westerly along said South lines of Block 8 and Block "A" aforesaid, 40.00 feet to the hereinabove designated point of beginning, containing 17,600 sq. ft. or 0.4040 acres.

Grantor waives any right to enter premises and use or remove trackage thereon.

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

Grantee acknowledges that it has inspected the Premises. Grantee agrees to take title to the Premises in an "as is" condition, subject to all applicable laws and ordinances and to assume all liability and obligation to comply with any such laws and ordinances including but not limited to environmental laws and ordinances.

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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.

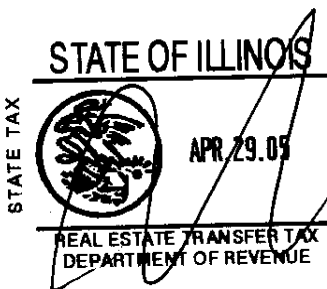
IN WITNESS WHEREOF, THE BELT RAILWAY COMPANY OF CHICAGO, the Grantor, has caused these presents to be signed by its General Counsel and its corporate seal, duly attested by its Assistant Secretary to be hereunto affixed, they being thereunto duly authorized this 4th day of April, 2005.

THE BELT RAILWAY COMPANY OF CHICAGO

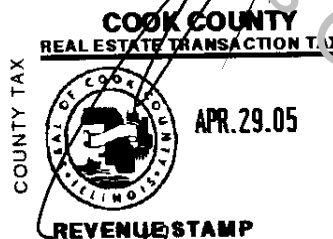
By: Timothy E. Coffey
Timothy E. Coffey
General Counsel

ATTEST:

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



STATE TAX
000002699
REAL ESTATE TRANSFER TAX
0002250
FP 103024



COUNTY TAX
000002024
REAL ESTATE TRANSFER TAX
0001125
FP 103022



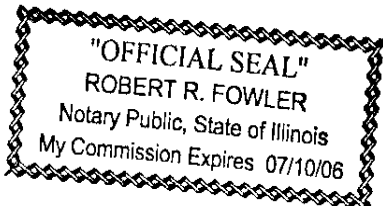
CITY TAX
000001691
REAL ESTATE TRANSFER TAX
0016875
FP 103023

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, Do Hereby Certify that Timothy E. Coffey personally known to me to be the General Counsel of THE BELT RAILWAY COMPANY OF CHICAGO, an Illinois corporation and Pamela S. Hagen, personally known to me to be the Assistant 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 under oath that as such General Counsel and Assistant Secretary of said corporation, they signed and delivered the said instrument as General Counsel and Assistant Secretary, 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 4th day of April, 2005.



[Handwritten Signature]

NOTARY PUBLIC

Property Address: East of 4700 W. Augusta, Chicago, IL 60651

Permanent Real Estate Tax Number(s)

PIN: Part of 16-03-300-025-0000
16-03-300-036-0000
16-03-300-043-0000

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.

Robert R. Fowler being duly sworn on oath, states that he resides at 642 S. Broad, Addison, IL 60101. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes 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 lots or blocks of less than 1 acres 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.
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.

SUBSCRIBED and SWORN to before me this 17th day of April, 2005.

Dale A. Nishimura
NOTARY PUBLIC

