

# UNOFFICIAL COPY



Doc#: 0624918118 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/06/2006 04:17 PM Pg: 1 of 5

**The Talon Group#** 1136148 -HM  
(1 of 1)

Prepared by and  
Mail to:

Norfolk Southern Corporation  
1200 Peachtree Street, N.E. - 12th Floor  
Atlanta, Georgia 30309

Name and Address of Taxpayer:

Norfolk Southern Corporation  
1200 Peachtree Street, N.E. - 12th Floor  
Atlanta, Georgia 30309

## GENERAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor, **PERSHING MORGAN PROPERTY, LLC**, a limited liability company organized and existing under the laws of the State of Illinois, having its principal office in Chicago, Illinois, 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 WARRANTS unto **NORFOLK SOUTHERN RAILWAY COMPANY**, a corporation organized and existing under the laws of the Commonwealth of Virginia, having its principal office in Norfolk, Virginia, Grantee, all its interest in the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

All that piece or parcel of land situate, lying and being in Cook County, Illinois, comprised of part of Lot 2 in Stockyards Subdivision of the East Half of Section 5, Township 38 North, Range 14 East, of the Third Principal Meridian, said parcel of land being bounded and described as follows:

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BEGINNING at a point on the west line of the east 1370.35 feet of the Northeast Quarter of said Section 5, which point is 274.42 feet south of the south line of West Pershing Road as widened; thence, southwardly along said west line of the east 1370.35 feet of the Northeast Quarter, a distance of 77.09 feet to an intersection with a line which is 55.50 feet north of and parallel with the south line of the property conveyed to the Chicago River And Indiana Railroad by deed recorded October 10, 1963 as Document Number 18938207; thence, westwardly along the last described parallel line, a distance of 955.52 feet; thence, northwestwardly along a straight line, a distance of 9.68 feet to an intersection with a line which is 310.00 feet east of and parallel with the west line of said Northeast Quarter of Section 5, said point of intersection being 58.39 feet, measured perpendicularly, north of said south line of the property conveyed to Chicago River And Indiana Railroad; thence, northwardly along said line which is 310.00 feet east of and parallel with the west line of the Northeast Quarter of Section 5, a distance of 52.08 feet to a point which is 348.86 feet south of the north line of the Northeast Quarter of said Section 5; thence, eastwardly along a straight line a distance of 772.98 feet to a point which is 350.49 feet south from said north line of the Northeast Quarter of Section 5; thence, northeastwardly along an arc of a circle, convex to the southeast and having a radius of 651.11 feet, a distance of 103.93 feet (Deed = 103.91 feet) to a point which is 342.43 feet south from said north line of the Northeast Quarter of Section 5; thence northeastwardly along a straight line, a distance of 89.31 feet to the place of beginning; containing 54,469 square feet or 1.2504 acres, and being located substantially as shown on Plat of Survey dated March 10, 1994, last revised March 10, 2006, prepared by Michael D. Faimondi, Illinois Professional Land Surveyor No. 2993, incorporated herein by reference and made a part hereof.

Permanent Index Number: 20-05-200-158-0000


Property Address: 3924 S. Morgan, Chicago, IL, 60609

SUBJECT to all such restrictions, reservations, conditions, leases, licenses and easements, as may appear of record or be apparent by an inspection of the Real Estate.

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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 24 day of August, 2006.


ATTEST:


  
Secretary

**PERSHING MORGAN PROPERTY, LLC**

By Thomas M. Donley

MANAGER / PRESIDENT  
Title:

STATE TAX	<b>STATE OF ILLINOIS</b>	# 000000259	<b>REAL ESTATE TRANSFER TAX</b>
	 SEP.-6.06		0068000
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103041

COUNTY TAX	<b>COOK COUNTY REAL ESTATE TRANSACTION TAX</b>	# 0000009647	<b>REAL ESTATE TRANSFER TAX</b>
	 SEP.-6.06		0034000
	<b>REVENUE STAMP</b>		FP 103042

City of Chicago Real Estate  
 Dept. of Revenue Transfer Stamp  
 464598 \$5,100.00  
 09/06/2006 16:01 Batch 14339 72



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STATE OF ILLINOIS )

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO  
 HEREBY CERTIFY that Thomas M. Dowling, Jr personally known to me to be the  
MANAGER/PRESIDENT, of Pershing Morgan Property, LLC, an Illinois limited  
 liability company, and GERALD W. DOWLING personally known to me to be  
 the 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 Manager and Secretary, they  
 signed and delivered the said instrument as Manager and 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 24<sup>TH</sup> day of AUGUST, 2006.

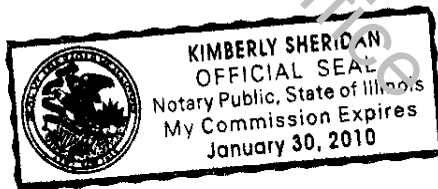
Kimberly Sheridan  
 Notary Public

My Commission expires:

1-30-2010

This instrument prepared by:

Linda V. Hill  
 General Attorney - Real Estate  
 Norfolk Southern Corporation  
 1200 Peachtree Street, NE - 12th Floor  
 Atlanta, GA 30309-3579



LHE:swm / 1081678 GWD  
 08-21-06 / IM#403317v1

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## PLAT ACT AFFIDAVIT

STATE OF }  
 } SS.  
 COUNTY OF COOK }

Thomas Donlon & Gerald Donlon being duly sworn on oath, states that they reside at 2033 W. Walnut St. Chicago, IL 60612. That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

**Section A. Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.**

OR

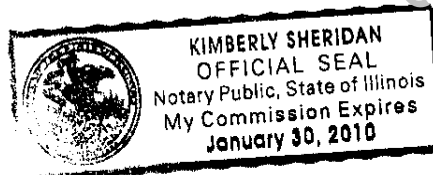
**Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:**

1. 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;
2. 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;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. 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;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configurations of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

**CIRCLE LETTER OR NUMBER 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, to accept the attached deed for recording.

Thomas M. Donlon  
Gerald W. Donlon



SUBSCRIBED AND SWORN to before me  
 this 24<sup>TH</sup> day of AUGUST, 2004

K. Sheridan

NOTARY PUBLIC