

# UNOFFICIAL COPY

## QUIT CLAIM DEED

The Grantor **RIVERDALE MARINA, INC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

**RIVERDALE MARINA PARTNERS LLC**,  
an Illinois limited liability company  
566 West Lake Street  
Chicago, Illinois 60661  
(hereinafter Grantee)



Doc#: 0626310115 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/20/2006 01:39 PM Pg: 1 of 5

(The Above Space for Recorder's Use Only)

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, commonly known as **13100 South Halsted Street, Riverdale, Illinois 60827m** (st. address) legally described as:

(see legal description attached hereto and made a part hereof)

Permanent Real Estate Index Number(s): **25-32-215-002, 25-32-215-003 and 25-32-215-0005**

Address of Real Estate: **13100 South Halsted Street, Riverdale, Illinois 60827**

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this **15th** day of **September, 2006**.



**RIVERDALE MARINA, INC.**  
By: *Eugene Moore*, President

Attest: *[Signature]* Secretary

*near North National  
0/06 1125 183 TS*

EXEMPT UNDER PROVISIONS OF PARAGRAPH 3, SECTION 4  
REAL ESTATE TRANSFER ACT

Date: *9/19/2006* *[Signature]*  
Buyer, Seller or Representative

**Near North National Title**  
222 N. LaSalle  
Chicago, IL 60601

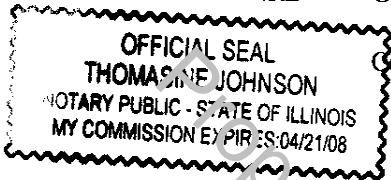
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State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GARY K. DE CLARK personally known to me to be the President of RIVERDALE MARINA, INC., and ALFRED J. CIBELLA 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 President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 15 day of September, 2006.

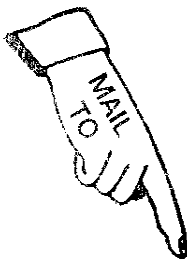


Commission expires: \_\_\_\_\_, 20\_\_

*[Handwritten Signature]*  
NOTARY PUBLIC

*This instrument was prepared by JAMES H. WOLF, ESQ., 33 North Dearborn, Chicago, Illinois 60602*

*Property of Cook County Clerk's Office*



**MAIL TO:** **JAMES H. WOLF, ESQ.**  
Wolf & Tennant  
Suite 800  
33 North Dearborn Street  
Chicago, Illinois 60602

**SEND SUBSEQUENT TAX BILLS TO:**  
**RIVERDALE MARINA PARTNERS LLC**  
13100 South Halsted Street  
Riverdale, Illinois 60827

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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Parcel 1:

That part of the East 1/2 of the East 1/2 of the Northeast 1/4 (except the East 50 feet thereof) of Section 32 North of the Indian Boundary in Township 37 North, Range 14, East of the Third Principal Meridian, described as follows:

Commencing at a point in the East line of said Northeast 1/4 of Section 32, which is 2426.84 feet South of the Northeast corner of said Section and running thence Westerly on a line which forms a Southwest angle of 86 degrees 42 minutes 20 seconds with the East line of said section, for a distance of 100.06 feet to a point; thence North parallel with said East line of said Section a distance of 10 feet; thence Westerly on a line parallel with said last described line for a distance of 215 feet; thence South parallel to the East line of said section, a distance of 30 feet; thence Westerly on a line which is parallel with said first described line to that point of intersection of said line with the West line of the East 1/2 of the East 1/2 of the Northeast 1/4 of said Section 32; thence North along the West line to the center of the Little Calumet River; thence Easterly along the center line of said river to the East line of said Section 32; thence South along the East line of said Section 32 to the point of beginning, in Cook County, Illinois.

(The above parcel referred to as Parcel "A" in the following easement descriptions being a part of this Parcel 1)

Parcel 1A:

Easement for the benefit of Parcel "A" aforesaid, as created by a grant from Riverside Supply Company to ACME Petroleum Company recorded March 1, 1950, and recorded April 12, 1950, as document number 14774924 for right of way for ingress and egress to parcel "A" aforesaid, consisting of a roadway not less than 15 feet in width running along the South end of the following described two parcels hereinafter referred to as (1) and (2) taken as a tract:

Also a permanent right of way of 24 feet in width running from said right of way above described in a generally Northerly direction (over the present scales) to Parcel "A" along a right of way the center line which is 98 1/2 feet West of the East line of Section 32, aforesaid;

Also a right of way 15 feet from the right of way first described in a Northerly direction to Parcel "A" aforesaid, the center line of which is 307 1/2 feet West of the East line of Section 32, aforesaid;

Also a right of way 15 feet in width from the right of way first above described in a Northerly direction to Parcel "A" aforesaid, along the Westerly end of the following two parcels hereinafter referred to as (1) and (2) taken as one tract;

Also a right of way of 15 feet South of and adjoining the South line of Parcel "A" aforesaid (except the East 100 feet as measured from the East line of Section 32 aforesaid);

(1) The East 1/2 of the East 1/2 of the Northeast 1/4 lying South of the center line of the Little Calumet River and North of the Indian Boundary Line of Section 32, Township 37 North, Range 14, East of the Third Principal Meridian (except therefrom the East 50 feet also except that part falling in Parcel "A" aforesaid) (2) That part of Lot 6 in the Subdivision of the Southwest fractional 1/4 (North of the Indian Boundary Line) of Section 33, Township 37 North, Range 14, East of the Third Principal Meridian, also the Southeast Fractional 1/4 (North of the Indian boundary line) of Section 32, Township 37 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning at the Northeast corner of Lot 6 aforesaid which corner is the intersection of the East and West Section line with the East line of said Section 32; thence South along the East line of the Southeast Fractional 1/4 of Section 32, a distance of 15 feet; thence West parallel with the North line of said Southeast 1/4 of Section 32, a distance of 164 feet; thence Northwesterly in a straight line to a point on the North line of the Southeast Fractional 1/4 aforesaid; thence East along said line 580 feet to the point of beginning.

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## Parcel 2:

The West 1/2 of the East 1/2 of the Northeast 1/4 of Section 32, North of the Indian Boundary Line, Township 37 North, Range 14, East of the Third Principal Meridian, in County of Cook, State of Illinois, lying South of the Little Calumet River.

## Parcel 2A:

Easement for the benefit of parcel 2 as created by Easement Agreement made by and between Atherton Foundry Products, Incorporated, an Illinois corporation, and Riverdale Terminal Corporation, an Illinois corporation, dated June 16, 1967, and recorded July 20, 1967 as document number 20202874 for ingress and egress over the South 20 feet of that part of the East

1/2 of the East 1/2 of the Northeast 1/4 lying South of the center line of the Little Calumet River and North of the Indian Boundary Line of Section 32, Township 37 North, Range 14, East of the Third Principal Meridian, also part of Lot 6 in the subdivision of the Southwest Fractional 1/4 (North of the Indian Boundary Line) of Section 33, Township 37 North, Range 14, East of the Third Principal Meridian, also part of Lot 6 in the subdivision of the Southwest Fractional Section 1/4 (North of the Indian Boundary Line) of Section 33, Township 37 North, Range 14, East of the Third Principal Meridian described as follows:

Commencing at a point in the East line of said Northeast 1/4 of Section 32, which is 2,426.84 feet South of the Northeast corner of said section; and running thence South along said East line a distance of 159.48 feet to the Northeast corner of Lot 6 aforesaid, which corner is the intersection of the East and West 1/2 section line with the East line of said Section 32; thence continuing south along said East line a distance of 15 feet; thence West parallel with the North line of said Southeast Fractional 1/4, a distance of 164 feet; thence Northwesterly on a straight line to a point on the North line of the Southeast 1/4 which is 580 feet West of the Northeast corner of said Southeast Fractional 1/4; thence West along said line a distance of 82.04 feet to its intersection with the West line of the East 1/2 of the East 1/2 of the Northeast 1/4 of said Section 32; thence North along said West line, a distance of 102.06 feet; thence Easterly on a straight line, the extension of which forms a Southwest angle of 86 degrees 42 minutes, 20 seconds with the aforesaid East line of said Northeast 1/4, a distance of 348.20 feet; thence North parallel to the said East line a distance of 30 feet; thence Easterly on a line which is parallel with the said last described Easterly course, a distance of 215 feet; thence South parallel to said East line a distance of 10 feet; thence Easterly parallel with said described Easterly course a distance of 100.06 feet to the point of beginning, except the East 50 feet of said Section 32, taken and used for South Halsted Street, all in Cook County, Illinois.

## Parcel 3:

The East 1/2 of the West 1/2 (except the West 25 acres thereof) of the Northeast 1/4 of Section 32, North of the Indian Boundary Line Township 37 North, Range 14, East of the Third Principal Meridian, which lies, South of the Little Calumet River, in Cook County, Illinois.

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## STATEMENT OF GRANTOR AND GRANTEE

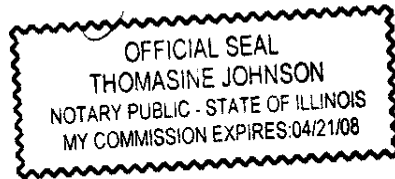
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 9.19.06

Signature: [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN  
to before me this 19<sup>th</sup> day  
of Sept, 2006.

[Handwritten Signature]  
NOTARY PUBLIC



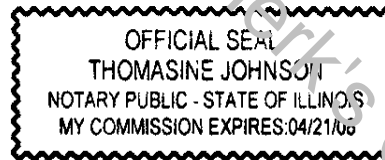
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 9.19.06

Signature: [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN  
to before me this 19<sup>th</sup> day  
of Sept, 2006.

[Handwritten Signature]  
NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identify of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**(Attach to deed or ABI to be recorded in Cook County, Illinois, of exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)**