

# UNOFFICIAL COPY



Doc#: 0916618092 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/15/2009 04:09 PM Pg: 1 of 4

RAILROAD PROPERTIES, L.L.C., a Washington limited liability corporation with an office at 330 North Jefferson Court, Suite 315-B,, Chicago, Illinois 60661 ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **ASHLAND BRIDGE AND RAIL LLC**, whose address is 1722 Ridge Road, Homewood, IL 60430, ("Grantee"), subject to any and all exceptions and reservations hereinafter set forth, all of the Grantor's interest, if any, in the following described real estate situated and being in the County of Cook, State of Illinois, ("the Property"), to-wit:

See Legal Description attached as Exhibit A.

This conveyance is subject to general real estate taxes which are a lien but not yet delinquent, and to any and all covenants, leases, licenses, easements, restrictions, and conditions of any kind or character, including but not limited to, building ordinances, codes or laws, public or private roadways and alleys, whether or not of record.

IN WITNESS WHEREOF, this instrument is executed by Grantor, this 20<sup>th</sup> day of January 2005.

Property address 2201-2237 N Ashland Chicago IL  
PIN 14-32-501-001-0000

RAILROAD PROPERTIES, L.L.C.  
By: [Signature]  
GEORGE F. HEIDGERKEN  
MANAGER

City of Chicago Real Estate Dept. of Revenue Transfer Stamp 581072 \$168.00  
06/15/2009 15:49 Batch 00792 84



STATE TAX  
STATE OF ILLINOIS  
JUN. 15. 09  
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

# 008003371  
REAL ESTATE TRANSFER TAX  
0001600  
FP 103044

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUN. 15. 09  
REVENUE STAMP

# 000003247  
REAL ESTATE TRANSFER TAX  
0000800  
FP 103039

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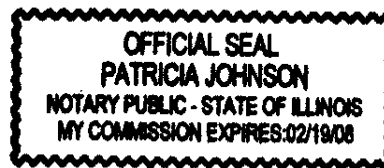
STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

On the date above noted, before me, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that **George F. Heidgerken**, personally known to me to be the **Manager** of RAILROAD PROPERTIES, LLC, a Washington limited liability company, personally known to me to be the same persons whose names is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such **Manager** of said limited liability company, he executed the foregoing instrument pursuant to authority given by the Board of Managers of said limited liability company as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company for the uses and purposes therein set forth.

Given under my hand and seal this 20<sup>th</sup> day of January, 2005.

Patricia Johnson  
Notary Public

My commission expires: February 19, 2008



Property of Cook County Clerk's Office

F.E.I.N. 20-1445062      RAILROAD PROPERTIES, L.L.C.

THIS DEED WAS PREPARED BY TITLE & CLOSING DEPARTMENT, RAILROAD PROPERTIES, LLC, CHICAGO, ILLINOIS 60661

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exhibit "a"

## NOTICE

The following is notice to any and third parties that Ashland Bridge and Rail, LLC is the exclusive and sole owner of the property as described in the legal description contained within the "Exhibit A", which is labeled page three (3) of this recording, hereinafter referred to as "Owned Property".

Ashland Bridge and Rail, LLC's is also claiming ownership of property in excess of the property as described in the legal description contained within the "Exhibit A", which is labeled page three (3) of this recording. This excess claimed property is the subject of litigation, in Case No. 07 CH 09967 and consolidated with Case No. 07 CH 09977 and captioned "Ashland Bridge and Rail, LLC vs. Salvation Army". Ashland Bridge and Rail, LLC claims ownership of this excess property, both by adverse possession and also pursuant to the transfer of "all of the Grantor's interest", to Ashland Bridge and Rail, LLC as described on page one (1) of this recording.

Ashland Bridge and Rail, LLC generally describes the combination of both its claimed property and its Owned Property as follows:

A property generally bound by North Ashland, North Clybourn and West Webster Avenues in the Lincoln Park neighborhood of Chicago, Illinois, and more particularly described as follows: a parcel of land bound on its western-most border by a fence parallel to and below the western-most border of the sidewalk on the western side of North Ashland Avenue, bound on its southern-most border by the North Branch of the Chicago River, bound on its northern-most border by a fence, with an access gate, separating it from Salvation Army's 2258 North Clybourn Avenue facility and bound on its eastern-most border by a fence with an access gate, separating it from a parcel of property owned by West Webster, LLC and Knoxville LLC.

Ashland Bridge and Rail, LLC defines its claimed excess property as referred to herein, as all of the property described in the paragraph above, which may lay outside of the boundary of the legal description as contained within the "Exhibit A", which is labeled page three (3) of this recording.

The recording of this deed and the attachment of said Exhibit A legal description does not in any way acknowledge and/or limit the extent of the ownership of the property as may be identified by the recording of the legal description as attached in Exhibit A, which is labeled page three (3) of this recording.

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EXHIBIT "A"

**PARCEL 1:**

A STRIP OF LAND, LYING 7.00 FEET EASTERLY AND 21.00 FEET WESTERLY OF A LINE, WHICH IS TO BE THE CENTERLINE OF EASTERLY TWO (2) RAILROAD TRACKS HEREFTER TO BE LAND, DESCRIBED AS FOLLOWS:

ENTERING LOT 23 AT A POINT 430.3 FEET SOUTHWEST OF THE WESTERLY LINE OF CLYBOURN AVENUE, MEASURED ON THE SOUTHEASTERLY LINE OF SAID LOT 23 PRODUCED TO AN INTERSECTION WITH SAID SOUTHERLY LINE OF CLYBOURN AVENUE; THENCE UPON A 12 DEGREE CURVE, (RADIUS 478.3 FT.), CONVEX TO THE SOUTHWEST TO A POINT IN THE NORTHWESTERLY LINE OF LOT 23, A DISTANCE OF 442.5 FEET SOUTHWEST OF THE WESTERLY LINE OF CLYBOURN AVENUE, MEASURED ON THE PROJECTION OF SAID NORTHWESTERLY LINE OF LOT 23 TO AN INTERSECTION WITH THE SAID WESTERLY LINE OF CLYBOURN AVENUE; ENTERING LOT 22 AT THE POINT OF DEPARTURE FROM LOT 23, LAST DESCRIBED AND CONTINUING ON THE SAME 12 DEGREE CURVE, A DISTANCE OF 10.5 FEET TO A POINT OF TANGENT; THENCE UPON THE TANGENT TO A POINT IN THE WEST LINE OF LOT 22, WHICH IS 145.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; ENTERING LOT 21 AT THE POINT OF DEPARTURE FROM LOT 22, LAST DESCRIBED AND CONTINUING OVER AND ACROSS THE SAME UPON A PROLONGATION OF THE TANGENT LINE HERETOFORE DESCRIBED TO A POINT IN THE EAST 122.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND 31.00 FEET FROM THE EAST LINE THEREOF MEASURED ON SAID TANGENT LINE; THENCE ON A 10 DEGREE CURVE, (RADIUS 573.7 FEET), CONVEX TO THE SOUTHWEST, A DISTANCE OF 133.5 FEET TO A POINT IN THE WEST LINE OF THE SAID EAST 122.00 FEET OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, A DISTANCE OF 499.5 FEET SOUTH OF THE SOUTH LINE OF CHESTER STREET PRODUCED EASTERLY TO AN INTERSECTION WITH SAID WEST LINE OF 122-FOOT STRIP SITUATED IN COOK COUNTY, ILLINOIS. CONTAINING 7,004 SQUARE FEET OF LAND, MORE OR LESS.

**PARCEL 2:**

A STRIP OF LAND EXTENDING EASTERLY FROM THE EASTERLY LINE OF NORTH ASHLAND AVENUE, AS OPENED AND WIDENED PURSUANT TO AN ORDINANCE PASSED JANUARY 19, 1921, BEING A PART OF THE EAST 122.00 FEET OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF LOTS 21, 22 AND 23 IN BLOCK 3 OF NICKERSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH HALF OF BLOCK 15 AND OF SUB BLOCK 5 OF THE EAST HALF OF SAID BLOCK 15 OF SHEFFIELD'S ADDITION TO CHICAGO, WHICH STRIP OF LAND IS DESCRIBED AS:

BEGINNING AT THE POINT OF INTERSECTION OF SAID EASTERLY LINE OF NORTH ASHLAND AVENUE, AS THE SAME HAS BEEN LOCATED AND MONUMENTED BY THE CITY OF CHICAGO, WITH THE NORTHERLY ON OF THE 28 FOOT RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY AND RUNNING THENCE NORTHERLY ALONG SAID EASTERLY LINE OF NORTH ASHLAND AVENUE, A DISTANCE OF 17.02 FEET TO A POINT 534.40 FEET SOUTHERLY, (MEASURED ALONG SAID EASTERLY LINE OF NORTH ASHLAND AVENUE) FROM THE POINT OF INTERSECTION OF SAID EASTERLY LINE WITH THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 55 DEGREES, 35 MINUTES, (MEASURED IN THE SOUTHEAST QUADRANT) WITH SAID EASTERLY LINE OF NORTH ASHLAND AVENUE, A DISTANCE OF 53.80 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG AN ARC OF A CIRCLE, HAVING A RADIUS OF 478.34 FEET CONVEX SOUTHWESTERLY AND TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 120.71 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY LOT LINE WITH SAID NORTHERLY LINE OF SAID 28 FOOT RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. CONTAINING 952 SQUARE FEET OF LAND, MORE OR LESS.

CONTAINING IN THE AGGREGATE 7,956 SQUARE FEET (0.18 ACRE) OF LAND, MORE OR LESS.