

# UNOFFICIAL COPY



Doc#: 1136244099 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/28/2011 04:31 PM Pg: 1 of 8

STATE OF ILLINOIS

COUNTY OF COOK

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS

THAT NORFOLK SOUTHERN RAILWAY COMPANY, a Virginia corporation, as successor in interest to Norfolk and Western Railway Company, a Virginia corporation, as successor in interest to The New York, Chicago and St. Louis Railway Company, an Illinois corporation, Grantor, in consideration of the conveyance by deed of even date of 2.34 acres of land and other consideration, the receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto A. FINKL & SONS CO., a Delaware corporation, Grantee, the following described real estate located in the County of Cook, State of Illinois, to-wit:

See legal description attached hereto as Exhibit A.

TOGETHER WITH any improvements affixed thereon as of the date of the actual transfer of all interests in the property to Grantee.

AS A PART OF THE SAID TRANSFER, Grantor and Grantee agree to the placement by Grantor of irrevocable, perpetual restrictive covenants on Parcel 6, and the same are hereby so placed, which hereafter shall (i) restrict the use by any part of that Parcel 6 only to on-going landscaping/grass cutting of the same, (ii)

12/3 01100509/01100510

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

SEARCHED  
SERIALIZED  
INDEXED  
FILED  
DEC 28 2011  
COOK COUNTY CLERK'S OFFICE

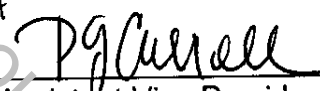
# UNOFFICIAL COPY

prohibit the placement or maintenance of any permanent or temporary structures of any kind or any plantings over 12 inches high on said Parcel 6 and (iii) require that Grantee shall keep the grass and any other growth on the said Parcel 6 cut and under 12 inches high. These restrictive covenants are real covenants which run with the land, benefit other property of Grantor, and shall be binding on the successors, heirs and assigns of Grantee.

IN TESTIMONY WHEREOF, Norfolk Southern Railway Company has caused this instrument to be executed by and through its duly authorized officers and its corporate seal to be hereunto affixed, this 25<sup>th</sup> day of October, 2010.

ATTEST:

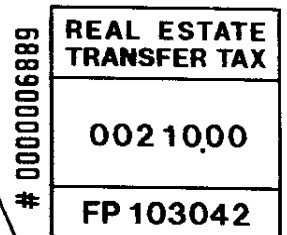
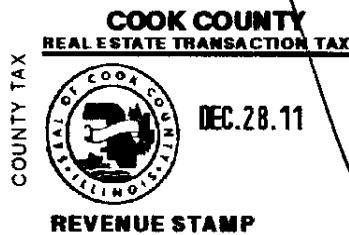
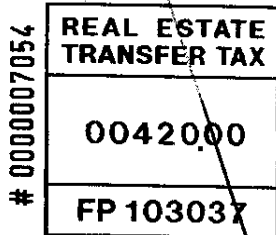
  
Assistant Corporate Secretary

NORFOLK SOUTHERN RAILWAY  
COMPANY  
By:   
Assistant Vice President-Real Estate

This instrument prepared by:

Linda V. Hill  
General Attorney-Real Estate  
Norfolk Southern Corporation  
1200 Peachtree Street, N.E.  
Atlanta, GA 30309

*Return to + tax bills  
mailed to:  
A. Finkel + Sons Co  
2011 N. Southport Ave  
Chicago, IL 60603*



# UNOFFICIAL COPY

STATE OF GEORGIA

COUNTY OF FULTON

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO

HEREBY CERTIFY that P. G. Carroll personally known to me to be the

Assistant Vice President - Real Estate of Norfolk Southern Railway Company, a Virginia corporation,

and Mary Ann Mullady personally known to me to be the

Assistant Corporate 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 Assistant Vice President - Real Estate and

Assistant Corporate Secretary, they signed and delivered the said instrument as

Assistant Vice President - Real Estate and Assistant Corporate 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 25<sup>th</sup> day of October, 2010.

Virginia L. Moody  
Notary Public

My Commission expires: 12/10/2010



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## EXHIBIT A

## PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 93<sup>RD</sup> STREET WITH A LINE 97.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE NEW YORK, CHICAGO AND ST. LOUIS RAILROAD;

THENCE NORTH 24 DEGREES 26 MINUTES 04 SECONDS WEST ALONG SAID PARALLEL LINE, 1973.39 FEET;

THENCE SOUTHERLY 56.40 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 456.17 FEET AND A CHORD OF 56.37 FEET WHICH BEARS SOUTH 39 DEGREES 10 MINUTES 26 SECONDS EAST TO A POINT OF TANGENCY WITH AN ARC OF A CIRCLE TO THE RIGHT;

THENCE SOUTHERLY 58.85 FEET ALONG SAID ARC OF A CIRCLE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 606.29 FEET AND A CHORD OF 58.82 FEET WHICH BEARS SOUTH 32 DEGREES 51 MINUTES 04 SECONDS EAST TO A POINT OF TANGENCY;

THENCE SOUTH 30 DEGREES 04 MINUTES 14 SECONDS EAST, 223.65 FEET;

THENCE SOUTH 24 DEGREES 26 MINUTES 07 SECONDS EAST, 293.42 TO A POINT OF TANGENCY WITH AN ARC OF A CIRCLE TO THE LEFT;

THENCE SOUTHERLY 132.52 FEET ALONG SAID ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 1168.28 FEET AND A CHORD OF 132.45 FEET WHICH BEARS SOUTH 27 DEGREES 41 MINUTES 06 SECONDS EAST TO A POINT OF TANGENCY;

THENCE SOUTH 30 DEGREES 46 MINUTES 03 SECONDS EAST, 280.40 FEET TO A POINT OF TANGENCY WITH AN ARC OF A CIRCLE TO THE RIGHT;

THENCE SOUTHERLY 128.36 FEET ALONG SAID ARC OF A CIRCLE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 1123.07 FEET AND A CHORD OF 128.29 FEET WHICH BEARS SOUTH 27 DEGREES 39 MINUTES 36 SECONDS EAST TO A POINT OF TANGENCY;

THENCE SOUTH 24 DEGREES 23 MINUTES 08 SECONDS EAST, 590.89 FEET TO A POINT OF TANGENCY WITH AN ARC OF A CIRCLE TO THE RIGHT;

THENCE SOUTHERLY 329.06 FEET ALONG SAID ARC OF A CIRCLE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 1076.27 FEET AND A CHORD OF 327.78 FEET WHICH BEARS SOUTH 15 DEGREES 37 MINUTES 36 SECONDS EAST TO A POINT OF TANGENCY;

THENCE SOUTH 06 DEGREES 52 MINUTES 06 SECONDS EAST 309.17 FEET TO A POINT OF TANGENCY WITH AN ARC OF A CIRCLE TO THE LEFT;

THENCE SOUTHERLY 53.36 FEET ALONG SAID ARC OF A CIRCLE, CONVEX TO THE WEST, HAVING A RADIUS OF 1168.28 FEET AND A CHORD OF 53.36 FEET WHICH BEARS SOUTH 09 DEGREES 26 MINUTES 33 SECONDS EAST;

THENCE NORTHERLY 76.49 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE EAST, HAVING A RADIUS OF 946.48 FEET AND A CHORD OF 76.47 FEET WHICH BEARS NORTH 22 DEGREES 15 MINUTES 38 SECONDS WEST TO A POINT OF TANGENCY;

THENCE NORTH 24 DEGREES 34 MINUTES 33 SECONDS WEST, 67.75 FEET;

THENCE NORTH 69 DEGREES 38 MINUTES 34 SECONDS EAST, 24.60 FEET;

THENCE NORTH 17 DEGREES 20 MINUTES 40 SECONDS WEST, 246.67 FEET TO THE SOUTH LINE OF 93<sup>RD</sup> STREET AFORESAID;

THENCE NORTH 17 DEGREES 08 MINUTES 17 SECONDS WEST, 68.47 FEET TO THE NORTH LINE OF 93<sup>RD</sup> STREET AFORESAID AND THE POINT OF BEGINNING;

IN COOK COUNTY, ILLINOIS.

**UNOFFICIAL COPY****PARCEL 2:**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF OUTLOT "B" IN CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION, 146.82 FEET NORTHWESTERLY FROM THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 06 DEGREES 52 MINUTES 05 SECONDS EAST, 437.36 FEET TO A POINT ON A LINE 66.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE NEW YORK, CHICAGO AND ST. LOUIS RAILROAD, AND THE POINT OF BEGINNING;

THENCE SOUTH 24 DEGREES 26 MINUTES 04 SECONDS EAST ALONG SAID PARALLEL LINE, 309.66 FEET TO A POINT OF TANGENCY WITH AN ARC OF A CIRCLE TO THE RIGHT;

THENCE SOUTHERLY 96.40 FEET ALONG SAID ARC OF A CIRCLE, CONVEX TO THE EAST, HAVING A RADIUS OF 482.00 FEET AND A CHORD OF 96.24 FEET WHICH BEARS SOUTH 18 DEGREES 48 MINUTES 13 SECONDS EAST;

THENCE NORTH 67 DEGREES 37 MINUTES 34 SECONDS WEST, 87.32 FEET;

THENCE NORTHERLY 25.18 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE WEST, HAVING A RADIUS OF 1726.99 FEET AND A CHORD OF 25.18 FEET WHICH BEARS NORTH 21 DEGREES 38 MINUTES 23 SECONDS WEST TO A POINT OF COMMON TANGENCY WITH A CURVE TO THE RIGHT;

THENCE NORTHERLY 237.65 FEET ALONG SAID ARC OF A CIRCLE, CONVEX TO THE WEST, HAVING A RADIUS OF 1108.36 FEET AND A CHORD OF 237.19 FEET WHICH BEARS NORTH 14 DEGREES 18 MINUTES 36 SECONDS WEST TO A POINT OF TANGENCY;

THENCE NORTH 06 DEGREES 52 MINUTES 05 SECONDS WEST, 87.09 FEET TO SAID LINE 66.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE NEW YORK, CHICAGO AND ST. LOUIS RAILROAD AND THE POINT OF BEGINNING;  
IN COOK COUNTY, ILLINOIS.

**PARCEL 6:**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF OUTLOT "C" IN CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION;

THENCE SOUTH 01 DEGREES 35 MINUTES 30 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF OUTLOT "D" IN SAID CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION, 104.90 FEET;

THENCE SOUTH 88 DEGREES 24 MINUTES 32 SECONDS WEST, 50.90 FEET TO THE POINT OF BEGINNING;

THENCE NORTHERLY 92.54 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE EAST, HAVING A RADIUS OF 482.00 FEET AND A CHORD OF 92.40 FEET WHICH BEARS NORTH 07 DEGREES 34 MINUTES 25 SECONDS WEST;

THENCE NORTH 67 DEGREES 37 MINUTES 34 SECONDS WEST, 87.32 FEET;

THENCE SOUTHERLY 61.14 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE WEST, HAVING A RADIUS OF 1726.99 FEET AND A CHORD OF 61.14 FEET WHICH BEARS SOUTH 22 DEGREES 54 MINUTES 21 SECONDS EAST;

THENCE SOUTH 24 DEGREES 26 MINUTES 29 SECONDS EAST, 182.83 FEET;

THENCE NORTH 01 DEGREES 41 MINUTES 50 SECONDS WEST, 88.76 FEET TO THE POINT OF BEGINNING;  
IN COOK COUNTY, ILLINOIS.

CONTAINING, IN THE AGGREGATE, 172,080 SQUARE FEET (3.9504 ACRES) OF LAND, MORE OR LESS.

PIN 25-02-200-030-6002

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

The undersigned, Joseph E. Curci, under oath states that he/she is the President of the A. Finkl & Sons Co., owner of the real property, located generally at 1335 E. 93<sup>rd</sup> Street, Chicago, Illinois. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

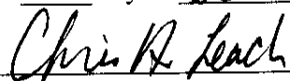
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- ④ The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is 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 easement of access.
6. The conveyance is 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 conveyance relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

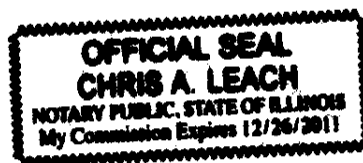
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording.

  
 \_\_\_\_\_  
 JOSEPH E. CURCI

Subscribed and sworn to before me  
 this 22 day of December 2011.

  
 \_\_\_\_\_  
 Notary Public



# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

The undersigned, Linda V. Hill, under oath states that he/she is the General Atty. - Real Estate of the Norfolk Southern Railway Company owner of the real property, located at 1355 E. 93<sup>rd</sup> St (generally) Illinois. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

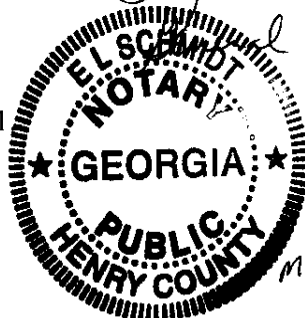
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- ④ The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is 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 easement of access.
6. The conveyance is 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 conveyance relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that she makes this affidavit for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording.

Subscribed and sworn to before me  
this 17<sup>th</sup> day of November 2011

E L Schmidt  
Notary Public



Linda V. Hill  
Atty. - Real Estate

My commission expires  
10/11/2015

# UNOFFICIAL COPY

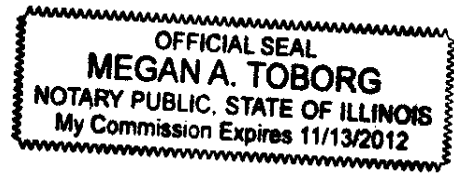
## STATEMENT BY GRANTOR AND GRANTEE

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 12-28-2011, 2011

Signature: [Signature]  
[Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Grantor agent  
This 28<sup>th</sup> day of December, 2011  
Notary Public [Signature]

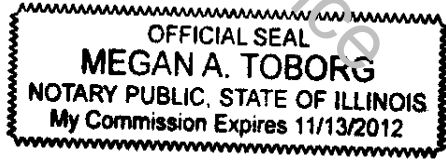


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 12-28-2011, 2011

Signature: [Signature]  
[Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee agent  
This 28<sup>th</sup> day of December, 2011  
Notary Public [Signature]



**Note:** Any person who knowingly submits a false statement concerning the identity 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 if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)