



Doc#: 1203810075 Fee: \$58.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 02/07/2012 02:44 PM Pg: 1 of 11

THIS DOCUMENT PREPARED BY:

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DLA Piper LLP (US)  
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Suite 1900  
Chicago, Illinois 60601

AFTER RECORDING RETURN TO:

Thomas J. Murphy  
Attorney at Law  
111 West Washington Street  
Suite 1920  
Chicago, Illinois 60602

FUTURE TAX BILLS TO:

Norfolk Southern Railway Company  
Real Estate Department  
4600 Deer Path Road, Suite 202  
Harrisburg, Pennsylvania 17110  
Attn: Tax Department

QUITCLAIM DEED

**THIS QUITCLAIM DEED** is made and entered into as of the 15th day of November 2011, by and between **NORTH PULLMAN 111th INC.**, an Illinois corporation ("Grantor") and **NORFOLK SOUTHERN RAILWAY COMPANY**, a Virginia corporation ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEYS AND QUITCLAIMS, without warranty, unto said Grantee, FOREVER, the real property situated in the County of Cook and State of Illinois, more particularly described on Exhibit A attached hereto (the "Property").

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to the successors and assigns of such Grantee forever. So that neither the said Grantor, nor its successors or assigns, nor any other person or persons for it or in its name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and everyone of them shall, by these presents, be excluded and forever barred.

SUBJECT TO all covenants, declarations, conditions, restrictions, easements, rights of way and encumbrances of record, building, zoning and subdivision laws, ordinances and restrictions, general taxes for the year in which closing occurs and subsequent years, and special taxes becoming a lien after the date of this deed.


# UNOFFICIAL COPY

City of Chicago  
Dept. of Revenue  
618223  
2/20/2012 14:11  
000193




Real Estate  
Transfer  
Stamp  
\$0.00  
Batch # 060 888

Property of Cook County Clerk's Office

STATE TAX  
  
STATE OF ILLINOIS  
FEB.-7.12  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000007908  
REAL ESTATE  
TRANSFER TAX  
000584.50  
FP 103037

COUNTY TAX  
  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
FEB.-7.12  
REVENUE STAMP

# 0000007644  
REAL ESTATE  
TRANSFER TAX  
0029225  
FP 103042

# UNOFFICIAL COPY

## RELEASE

Grantee, for itself and its successors and assigns, hereby releases Grantor, its affiliates, subsidiaries, parent companies, partners, officers, directors and employees from any losses, obligations, liabilities, claims, encumbrances, penalties, costs and expenses associated with or arising out of the presence or release at any time of hazardous or toxic materials, substances or wastes (including petroleum products) at, on, about or emanating from the Property or Grantee's violation of any Environmental Laws (as hereinafter defined) pertaining to the Property. The term "Environmental Laws" shall include, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601 *et seq.*, the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 *et seq.*, the Clean Water Act, 33 U.S.C. § 1251, *et seq.*, and the Illinois Environmental Protection Act, 415 I.L.C.S. § 5/1, *et seq.*, as amended from time to time; and any similar federal, state and local laws and ordinances pertaining to pollutants and protection of human health and the environment and the regulations and rules implementing such statutes, laws and ordinances.

## RESERVATION

Pursuant to a separate Railway Easement Agreement to be recorded immediately after the recordation of this deed, Grantor is granting to Grantee a perpetual, exclusive easement over the real estate (the "**Easement Premises**"; together with the Property hereinafter collectively called the "**Grantee Real Estate**") more particularly described on Exhibit B attached hereto for railroad purposes, all as more particularly described in said Easement Agreement. Grantor hereby reserves for itself, and its agents, contractors, tenants, licensees, lessees, guests, invitees, grantees, employees, representatives, successors and assigns the right to have a perpetual, non-exclusive easement and right to construct and install, at Grantor's expense, a walkway that crosses not at grade the Grantee Real Estate at approximately the location shown on the plot plan attached as Exhibit C hereto and thereafter have the easement and right to use, maintain, operate and repair said walkway. The walkway must cross either underneath the surface of the Grantee Real Estate or over the Grantee Real Estate (at a minimum height of twenty four (24) feet above the top of the rail on the Grantee Real Estate) and must not encroach on the Grantee Real Estate (meaning that the walkway must begin and end at locations that are not on the Grantee Real Estate). Grantor's right to have the walkway shall be subject to Grantor obtaining, at Grantor's expense, Illinois Commerce Commission approval and the reasonable review and approval by Grantee's design and engineering department of the plans and specifications for the walkway. In addition, Grantor shall be obligated to reimburse Grantee for its costs in having flagman protection in place during the construction of the walkway. It is expressly understood that Grantor's reserved right hereunder to have the walkway as described herein shall survive Grantee's acquisition of title to the Easement Premises as described in the Railway Easement Agreement.

[Signature blocks and exhibits appear on the following pages.]





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## EXHIBIT A

### Legal Description of the Property

A STRIP OF LAND 30 FEET WIDE, BEING THE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD (PULLMAN RAILROAD), RUNNING THROUGH SECTIONS 14 AND 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF AND CONCENTRIC WITH THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF EAST 111TH STREET (SAID LINE BEING 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15), A DISTANCE OF 475.32 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, BEING A CURVED LINE CONVEXED NORTHWESTERLY, HAVING A RADIUS OF 731.50 FEET, A DISTANCE OF 360.50 FEET (ARC); THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A STRAIGHT LINE TANGENT TO LAST DESCRIBED CURVED LINE, A DISTANCE OF 61.73 FEET; THENCE CONTINUING NORTHEASTERLY ALONG SAID RIGHT OF WAY BEING A CURVED LINE CONVEXED SOUTHEASTERLY TANGENT TO LAST DESCRIBED STRAIGHT LINE AND HAVING A RADIUS OF 1251.57 FEET, A DISTANCE OF 201.11 FEET (ARC); THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A CURVED LINE CONVEXED SOUTHEASTERLY, HAVING A COMMON TANGENT WITH LAST DESCRIBED CURVED LINE WITH A RADIUS OF 240.04 FEET, A DISTANCE OF 80.04 FEET (ARC); THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A STRAIGHT LINE TANGENT TO LAST DESCRIBED CURVED LINE, A DISTANCE OF 354.13 FEET TO THE SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE CONTINUING ALONG LAST DESCRIBED STRAIGHT LINE, A DISTANCE OF 367.30 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, THENCE NORTHEASTERLY ALONG SAID LAST DESCRIBED STRAIGHT LINE, A DISTANCE OF 1381.68 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE CONTINUING ALONG SAID LAST DESCRIBED STRAIGHT LINE, A DISTANCE OF 164.19 FEET; THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY LINE, BEING A CURVED LINE CONVEXED NORTHWESTERLY, TANGENT TO LAST DESCRIBED STRAIGHT LINE AND HAVING A RADIUS OF 2761.0 FEET, A DISTANCE OF 386.81 FEET (ARC); THENCE CONTINUING NORTHEASTERLY ALONG A CURVED LINE, CONVEXED NORTHWESTERLY, HAVING A COMMON TANGENT WITH LAST DESCRIBED CURVED LINE WITH A RADIUS OF 5752.0 FEET, A DISTANCE OF 158.28 FEET (ARC), TO THE NORTH LINE OF SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE CONTINUING ALONG SAID LAST DESCRIBED CURVED LINE, A DISTANCE OF 185.05 FEET (ARC); THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A CURVED LINE CONVEXED NORTHWESTERLY, HAVING A COMMON TANGENT WITH LAST DESCRIBED CURVED LINE AND HAVING A RADIUS OF 1017.0 FEET, A DISTANCE OF 84.63 FEET (ARC); THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A STRAIGHT LINE, TANGENT TO LAST DESCRIBED CURVED LINE, A DISTANCE OF 1045.30 FEET; THENCE NORTHEASTERLY ON A CURVED LINE CONVEXED NORTHWESTERLY TANGENT TO LAST DESCRIBED STRAIGHT LINE AND HAVING A DISTANCE OF 3292 FEET, A DISTANCE OF 244.64 FEET (ARC) TO ITS

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INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 667.57 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 IN COOK COUNTY, ILLINOIS.

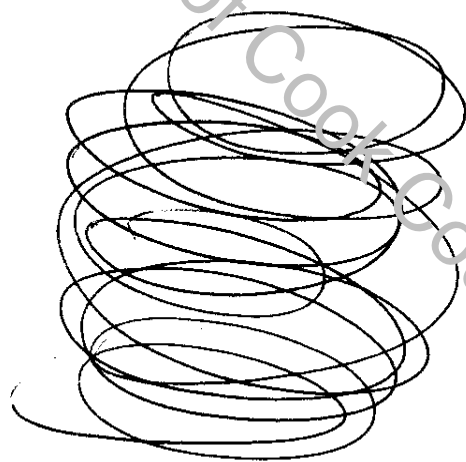
Vacant Land west of South Doty Avenue  
Between East 104th and East 111th Streets  
Chicago, Illinois 60628

Permanent Index Numbers:

25-14-500-002-0000

25-14-500-003-0000

25-15-500-003-0000





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## EXHIBIT B

### Legal Description of the Easement Premises

A STRIP OF LAND 6 FEET WIDE RUNNING THROUGH THE WEST HALF OF SECTION 14 AND THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 15, OR THE WEST LINE OF SAID WEST HALF OF SECTION 14, WITH THE NORTH LINE OF EAST 111TH STREET (BEING A LINE DRAWN PARALLEL WITH AND 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTIONS 14 AND 15); RUNNING THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 437.88 FEET TO A POINT ON A LINE 6.00 FEET EASTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY (30 FEET WIDE, FORMERLY THE PULLMAN RAILROAD), SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88 DEGREES 36 MINUTES 34 SECONDS WEST, ALONG SAID NORTH LINE, 624 FEET TO A POINT ON THE EASTERLY LINE OF SAID CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY; THENCE NORTHERLY ALONG THE EASTERLY LINES OF SAID CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY FOR THE NEXT TEN COURSES; (1) THENCE NORTHEASTERLY 337.50 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 701.50 FEET AND WHOSE CHORD BEARS NORTH 28 DEGREES 21 MINUTES 08 SECONDS EAST, 334.26 FEET TO A POINT OF TANGENCY; (2) THENCE NORTH 42 DEGREES 08 MINUTES 06 SECONDS EAST, 61.73 FEET TO A POINT OF CURVATURE; (3) THENCE NORTHEASTERLY 205.93 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 1281.57 FEET AND WHOSE CHORD BEARS NORTH 37 DEGREES 31 MINUTES 54 SECONDS EAST, 205.71 FEET TO A POINT OF COMPOUND CURVATURE; (4) THENCE NORTHEASTERLY 90.04 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 270.04 FEET AND WHOSE CHORD BEARS NORTH 23 DEGREES 22 MINUTES 34 SECONDS EAST, 89.63 FEET TO A POINT OF TANGENCY; (5) THENCE NORTH 13 DEGREES 49 MINUTES 25 SECONDS EAST, 2267.30 FEET TO A POINT OF CURVATURE; (6) THENCE NORTHERLY 371.53 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 2731.00 FEET AND WHOSE CHORD BEARS NORTH 17 DEGREES 43 MINUTES 15 SECONDS EAST, 371.24 FEET TO A POINT OF COMPOUND CURVATURE; (7) THENCE NORTHEASTERLY 351.15 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 5722.00 FEET AND WHOSE CHORD BEARS NORTH 23 DEGREES 22 MINUTES 34 SECONDS EAST, 351.10 FEET TO A POINT OF COMPOUND CURVATURE; (8) THENCE NORTHEASTERLY 84.63 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 987.00 FEET AND WHOSE CHORD BEARS NORTH 27 DEGREES 35 MINUTES 26 SECONDS EAST, 84.60 FEET TO A POINT OF TANGENCY; (9) THENCE NORTH 30 DEGREES 02 MINUTES 49 SECONDS EAST, 1045.30 FEET TO A POINT OF CURVATURE; (10) THENCE NORTHEASTERLY 265.11 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 3262.00 FEET AND WHOSE CHORD BEARS NORTH 32 DEGREES 22 MINUTES 31 SECONDS EAST, 265.04 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 88



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DEGREES 17 MINUTES 43 SECONDS EAST, ALONG SAID NORTH LINE, 7.46 FEET TO A POINT ON CURVE 6.00 FEET EASTERLY OF AND CONCENTRIC WITH THE EASTERLY LINE OF SAID CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY; THENCE SOUTHERLY ALONG LINES 6.00 FEET EASTERLY OF AND PARALLEL WITH AND CURVES 6.00 FEET EASTERLY OF AND CONCENTRIC WITH OF SAID CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY FOR THE NEXT TEN COURSES; (1) THENCE SOUTHWESTERLY 269.05 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 3256.00 FEET AND WHOSE CHORD BEARS SOUTH 32 DEGREES 24 MINUTES 51 SECONDS WEST, 268.97 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH 30 DEGREES 02 MINUTES 49 SECONDS WEST, 1045.30 FEET TO A POINT OF CURVATURE; (3) THENCE SOUTHWESTERLY 84.11 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 981.00 FEET AND WHOSE CHORD BEARS SOUTH 27 DEGREES 35 MINUTES 26 SECONDS WEST, 84.09 FEET TO A POINT OF COMPOUND CURVATURE; (4) THENCE SOUTHWESTERLY 350.79 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 5716.00 FEET AND WHOSE CHORD BEARS SOUTH 23 DEGREES 22 MINUTES 34 SECONDS WEST, 350.73 FEET TO A POINT OF COMPOUND CURVATURE; (5) THENCE SOUTHERLY 370.71 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 2725.00 FEET AND WHOSE CHORD BEARS SOUTH 17 DEGREES 43 MINUTES 15 SECONDS WEST, 370.43 FEET TO A POINT OF TANGENCY; (6) THENCE SOUTH 13 DEGREES 49 MINUTES 25 SECONDS WEST, 2267.30 FEET TO A POINT OF CURVATURE; (7) THENCE SOUTHWESTERLY 92.04 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 276.04 FEET AND WHOSE CHORD BEARS SOUTH 23 DEGREES 12 MINUTES 34 SECONDS WEST, 91.62 FEET TO A POINT OF COMPOUND CURVATURE; (8) THENCE SOUTHWESTERLY 206.89 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 1287.57 FEET AND WHOSE CHORD BEARS SOUTH 37 DEGREES 31 MINUTES 54 SECONDS WEST, 206.67 FEET TO A POINT OF TANGENCY; (9) THENCE SOUTH 42 DEGREES 08 MINUTES 06 SECONDS WEST, 61.75 FEET TO A POINT OF CURVATURE; (10) THENCE SOUTHWESTERLY 332.90 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 695.50 FEET AND WHOSE CHORD BEARS SOUTH 28 DEGREES 25 MINUTES 23 SECONDS WEST, 329.73 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

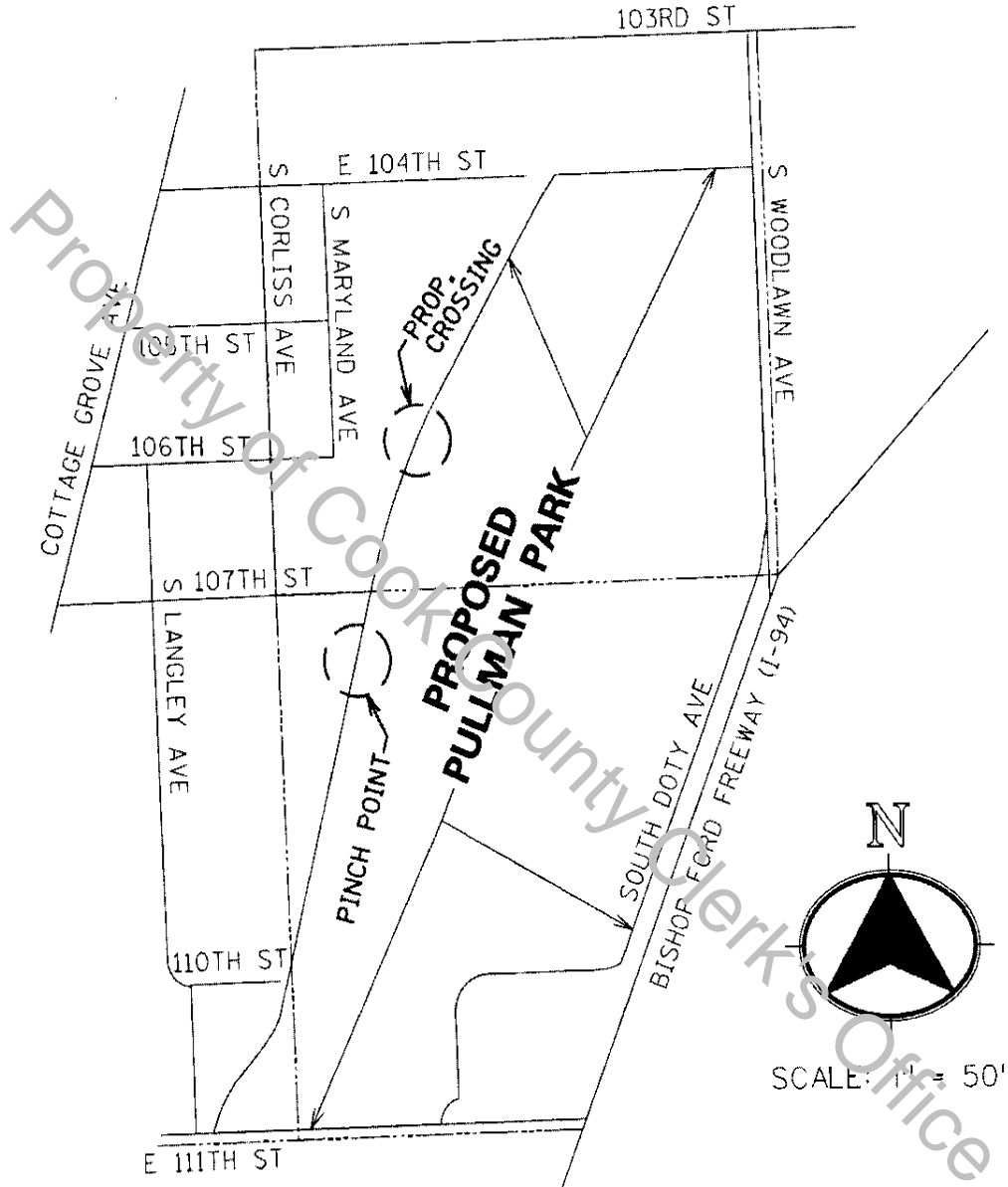
Vacant Land west of South Doty Avenue  
Between East 104th and East 111th Streets  
Chicago, Illinois 60628

Part of each of the following Permanent Index Numbers:  
25-14-100-046-0000  
25-14-300-008-0000  
25-15-406-024-0000

# UNOFFICIAL COPY

## EXHIBIT C

### Approximate Location of Walkway



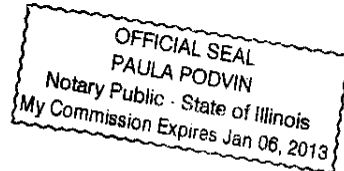
# UNOFFICIAL COPY

## 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 January 20, 2012 Signature Debra Cron  
Grantor or Agent

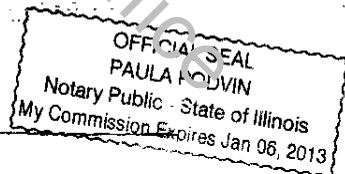
Subscribed and sworn to before me by the said \_\_\_\_\_ affiant this 20th day of January, 2012.  
Notary Public Paula Podvin



The grantee or his agent affirms and verified 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 acquired and hold title 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 JANUARY 20, 20 12 Signature Debra Cron  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ affiant this 20th day of January, 2012.  
Notary Public Paula Podvin



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)