

UNOFFICIAL COPY

**SPECIAL
WARRANTY DEED
ILLINOIS STATUTORY**

MAIL TO:

Warren R. Fuller
Kelleher & Buckley, LLC
102 S. Wynstone Park Dr., STE 100
North Barrington, Illinois 60010

NAME & ADDRESS OF

TAXPAYER:

LSCD of Galewood, LLC, an IL
limited liability company
777 Lake Zurich Road, Suite 200
Barrington, Illinois 60010

Doc#: 1536255064 Fee: \$64.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/28/2015 12:44 PM Pg: 1 of 9

Dec ID 20151201653414

ST/CO Stamp 0-562-508-864 ST Tax \$3,250.00 CO Tax \$1,625.00

City Stamp 0-621-179-968 City Tax: \$34,125.00

Bone Enterprises, an Illinois General Partnership, whose address is 1944-1950 N. Narragansett Avenue, Chicago, Illinois 60639 ("**Grantor**"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by **LSCD of Galewood, LLC, an Illinois limited liability company**, whose address 777 Lake Zurich Road, Suite 200, Barrington, Illinois 60010 ("**Grantee**"), the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate situated in the City of Chicago, County of Cook and State of Illinois unto Grantee that certain real property being more particularly described in **Exhibit A** attached hereto and made a part hereof for all purposes (the "**Property**") subject only to those items set forth on **Exhibit B** attached hereto and made a part hereof.

P.I.N.: 13-31-205-041-0000
13-31-205-048-0000
13-31-205-053-0000
13-31-425-008-0000
13-31-425-010-0000
13-31-425-013-0000

COMMONLY KNOWN AS: 1944-1950 N. Narragansett Avenue, Chicago, Illinois 60639

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise.

IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Special Warranty Deed as of this 18 day of **December, 2015**.

Bone Enterprises, an Illinois General Partnership



158978806 NC 1/23

By: Jack W. Bone
Its: Partner

(seal)

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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 **Jack W. Bone**, the Partner of **Bone Enterprises, an Illinois General Partnership**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 18th day of December, 2015.

Patricia A. O'Keefe

Notary Public



My commission expires on 9/21, 2016

THIS DOCUMENT PREPARED BY:

Marc S. Porter, Esq.
Figliulo & Silverman, P.C.
10 South LaSalle Street
Suite 3600
Chicago, Illinois 60603
(312) 251-4600

County Clerk's Office

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EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND CONSISTING OF PART OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A PART OF EACH OF LOTS 1 TO 6 INCLUSIVE, IN BLOCK 9 AND A PART OF VACATED WEST ARMITAGE AVENUE AND OF VACATED NORTH NAGLE AVENUE ADJOINING SAID BLOCK 9, ALL IN A. GALE'S SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF BLOCK 8 IN A. GALE'S SUBDIVISION AFORESAID AT A POINT WHICH IS 419.70 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID BLOCK 8, SAID POINT BEING AT THE NORTHEAST CORNER OF PROPERTY CONVEYED BY DEED DATED JULY 21, 1953 AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON JULY 28, 1953 AS DOCUMENT NUMBER 15681069 AND RUNNING THENCE NORTHWESTWARDLY ALONG THE NORTHERLY LINE OF THE PROPERTY SO CONVEYED, A DISTANCE OF 133.50 FEET TO A POINT OF CURVE WHICH IS 432.61 FEET MORE OR LESS NORTH FROM THE SOUTH LINE OF SAID BLOCK 8, THENCE CONTINUING NORTHWESTWARDLY ALONG SAID NORTHERLY PROPERTY LINE (WHICH IS HERE THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 1960.88 FEET AND BEING TANGENT TO SAID LAST DESCRIBED COURSE) A DISTANCE OF 266.04 FEET TO A POINT OF BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID HEREINAFTER DESCRIBED PARCEL OF LAND WHICH POINT OF BEGINNING IS 476.24 FEET MORE OR LESS NORTH FROM A WESTWARD EXTENSION OF THE SOUTH LINE OF SAID BLOCK 8, THENCE CONTINUING NORTHWESTWARDLY ALONG AN ARC OF SAID LAST DESCRIBED CIRCLE A DISTANCE OF 298.52 FEET TO A POINT 566.88 FEET NORTH FROM THE SOUTH LINE OF SAID BLOCK 9, THENCE CONTINUING NORTHWESTWARDLY ALONG SAID NORTHERLY PROPERTY LINE (WHICH IS HERE A STRAIGHT LINE) A DISTANCE OF 83.0 FEET TO A POINT 598.04 FEET NORTH FROM THE SOUTH LINE OF SAID BLOCK 9, THENCE CONTINUING NORTHWESTWARDLY ALONG SAID NORTHERLY PROPERTY LINE (WHICH IS HERE THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 1332.57 FEET) A DISTANCE OF 207.81 FEET TO A POINT 690.74 FEET NORTH FROM THE SOUTH LINE OF BLOCK 10 IN SAID A. GALE'S SUBDIVISION, THENCE CONTINUING NORTHWESTWARDLY ALONG SAID NORTHERLY PROPERTY LINE (WHICH IS HERE THE ARC OF A CIRCLE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 769.02 FEET) A DISTANCE OF 20.23 FEET TO A POINT 700.93 FEET NORTH FROM THE SOUTH LINE OF SAID BLOCK 10, THENCE NORTHEASTWARDLY ALONG A STRAIGHT LINE NORMAL TO SAID LAST DESCRIBED ARC, A DISTANCE OF 120.98 FEET TO A POINT, WHICH IS 895.98 FEET MEASURED PERPENDICULARLY WEST FROM A NORTHWARD EXTENSION OF THE EAST LINE OF SAID BLOCK 8, THENCE SOUTH EASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 116.83 FEET TO A POINT WHICH IS 700.61 FEET, MEASURED PERPENDICULARLY NORTH FROM THE SOUTH LINE OF SAID BLOCK 9, THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 2371.39 FEET A DISTANCE OF 273.30 FEET TO A POINT WHICH IS 657.06 FEET MEASURED PERPENDICULARLY NORTH FROM THE SOUTH LINE OF SAID BLOCK 9 AND WHICH IS ALSO THE MOST WESTERLY CORNER OF THE PARCEL OF LAND CONVEYED BY DEED DATED OCTOBER 11, 1961 AND RECORDED IN SAID RECORDER'S OFFICE ON OCTOBER 16, 1961 AS DOCUMENT NUMBER 18303114 THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE BEING A SOUTHERLY LINE OF THE PARCEL OF LAND SO CONVEYED A DISTANCE OF 184.00 FEET TO A POINT WHICH IS 366.50 FEET MEASURED PERPENDICULARLY WEST FROM THE EAST LINE OF SAID BLOCK 8, THENCE SOUTHWARDLY ALONG A STRAIGHT LINE, BEING A WESTERLY LINE OF SAID LAST MENTIONED PARCEL OF LAND, A DISTANCE OF 117.14 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS ALSO:

PARCEL 2:

THAT PART OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A PART OF EACH OF LOTS 1 TO 7 INCLUSIVE IN BLOCK 8; AND A PART OF VACATED WEST ARMITAGE AVENUE AND OF VACATED NORTH NAGLE AVENUE AND ADJOINING SAID BLOCK 8, ALL IN A. GALES SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE

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13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID BLOCK 8 WHICH IS 419.70 FEET NORTH FROM THE SOUTHEAST CORNER THEREOF, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED BY DEED DATED JULY 21, 1953 AND RECORDED JULY 28, 1953 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT 15681069 AND RUNNING THENCE NORTHWESTWARDLY ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND SO CONVEYED, A DISTANCE OF 133.50 FEET TO A POINT OF CURVE, SAID POINT OF CURVE BEING 432.61 FEET MORE OR LESS NORTH FROM THE SOUTH LINE OF SAID BLOCK 8; THENCE CONTINUING NORTHWESTWARDLY ALONG SAID NORTHERLY LINE OF A TRACT OF LAND SO CONVEYED BEING THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 1960.88 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 266.04 FEET TO A POINT WHICH IS 476.24 FEET MORE OR LESS NORTH FROM A WESTWARD EXTENSION OF THE SOUTH LINE OF SAID BLOCK 8; THENCE NORTHWARDLY ALONG A STRAIGHT LINE NORMAL TO SAID LAST DESCRIBED ARC A DISTANCE OF 117.14 FEET TO A POINT 366.50 FEET MEASURED PERPENDICULARLY WEST FROM THE EAST LINE OF SAID BLOCK 8; THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 184 FEET TO A POINT 657.06 FEET MEASURED PERPENDICULARLY NORTH FROM A WESTWARD EXTENSION OF THE SOUTH LINE OF SAID BLOCK 8; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 2302.01 FEET, A DISTANCE OF 550.26 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 8 WHICH IS 549.64 FEET NORTH FROM SAID SOUTHEAST CORNER THEREOF AND THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 8, A DISTANCE OF 129.94 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 WHICH IS 800.10 FEET NORTH OF THE POINT OF INTERSECTION OF THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 WITH THE SOUTH LINE EXTENDED WEST OF BLOCK 10 OF A. GALE'S SUBDIVISION IN THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTHEASTERLY ON AN ARC CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 769.02 FEET A DISTANCE OF 190.48 FEET TO A POINT; THE TANGENT OF SAID ARC AT ITS POINT OF BEGINNING MAKES AN ANGLE WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF NORTHEAST 1/4 OF 86 DEGREES 13 MINUTES IN THE SOUTHEAST QUADRANT, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT: THENCE CONTINUING EASTERLY ON SAID DESCRIBED CURVE, HAVING A RADIUS OF 769.02 FEET, AN ARC LENGTH OF 182.02 FEET TO A POINT OF REVERSE CURVE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1332.57 FEET, AN ARC LENGTH OF 88.06 FEET; THENCE SOUTH ALONG A LINE THAT FORMS AN ANGLE OF 119 DEGREES 35 MINUTES 49 SECONDS TO THE LEFT OF THE CHORD LINE OF THE LAST DESCRIBED CURVE AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31, 246.62 FEET TO A POINT THAT IS 401.77 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 10; THENCE WEST ALONG A LINE THAT FORMS AN ANGLE OF 89 DEGREES 33 MINUTES 18 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE, BEING ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 10, 220.0 FEET TO A POINT THAT IS 208.0 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 26 MINUTES 42 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE, BEING ALONG A LINE THAT IS PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 236.20 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 348.55 FEET AND AN ARC LENGTH OF 85.78 FEET TO A POINT OF TANGENCY; THENCE NORTHERLY, TANGENT TO THE LAST DESCRIBED CURVE, 44.74 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 4:

EASEMENT IN FAVOR OF PARCEL 3 AS CREATED BY GRANT OF EASEMENT AGREEMENT MADE BY COBRA ELECTRONICS CORPORATION, A DELAWARE CORPORATION AND BETWEEN JIM, JACK AND CLAY BONE ET AL., AN ILLINOIS GENERAL PARTNERSHIP, RECORDED APRIL 6, 2005 AS DOCUMENT NUMBER 0509602405, FOR INGRESS AND EGRESS OVER THE FOLLOWING TRACT OF LAND:

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 401.77 FEET NORTH OF THE SOUTH LINE OF BLOCK 10 IN A. GALES SUBDIVISION IN THE SOUTHEAST 1/4 OF SAID SECTION 31, AND 33.0 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 10, 278.0 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 24.0 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF BLOCK 10, 277.81 FEET TO A POINT THAT IS 33.0 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE NORTHERLY PARALLEL WITH SAID WEST LINE 24.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS RESERVED IN WARRANTY DEED FROM CHICAGO, MILWAUKEE ST. PAUL AND PACIFIC RAILROAD COMPANY TO LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 27568 DATED OCTOBER 11, 1961 AND RECORDED OCTOBER 16, 1961 AS DOCUMENT NUMBER 18303114 AND AS CREATED BY DEED FROM CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY TO RADIO STEEL AND MFG. COMPANY, A CORPORATION OF ILLINOIS, DATED AUGUST 14, 1969 AND RECORDED AUGUST 29, 1969 AS DOCUMENT NUMBER 20945152 FOR INGRESS AND EGRESS OVER THE LAND DESCRIBED AS FOLLOWS:: A STRIP OF LAND 18 FEET WIDE ACROSS LOTS 1 TO 7 INCLUSIVE AND ACROSS A PART OF VACATED NORTH NAGLE AVENUE ADJOINING SAID LOT 7, IN BLOCK 8 IN A. GALE'S SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS:: BEGINNING AT A POINT ON THE EAST LINE OF SAID BLOCK 3 WHICH IS 419.70 FEET NORTH FROM THE SOUTHEAST CORNER THEREOF, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED BY DEED DATED JULY 21, 1953 AND RECORDED ON JULY 28, 1953 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 15681069 AND RUNNING THENCE NORTHWESTWARDLY ALONG THE NORTHERLY LINE OF THE STRIP OF LAND SO CONVEYED, A DISTANCE OF 133.50 FEET TO A POINT OF CURVE SAID POINT OF CURVE BEING 432.61 FEET MORE OR LESS, NORTH FROM THE SOUTH LINE OF SAID BLOCK 8, THENCE CONTINUING NORTHWESTWARDLY ALONG SAID NORTHERLY LINE OF THE TRACT OF LAND, SO CONVEYED BEING THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 1960.88 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 266.04 FEET TO A POINT WHICH IS 476.24 FEET MORE OR LESS NORTH FROM A WESTWARD EXTENSION OF THE SOUTH LINE OF SAID BLOCK 8, THENCE NORTHWARDLY ALONG A STRAIGHT LINE NORMAL TO SAID LAST DESCRIBED ARC, A DISTANCE OF 18 FEET, THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 1942.88 FEET AND BEING 18 FEET NORTHEASTERLY FROM AND CONCENTRIC WITH SAID FIRST DESCRIBED ARC, A DISTANCE OF 263.60 FEET THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE TANGENT TO THE LAST DESCRIBED ARC AND 18 FEET NORTHERLY FROM THE FIRST HEREIN DESCRIBED COURSE, A DISTANCE OF 131.58 FEET TO THE EAST LINE OF SAID BLOCK 8 AND THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 8, A DISTANCE OF 18.10 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

PARCEL 6:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 & 3 AS CREATED BY EASEMENT AGREEMENT DATED NOVEMBER 24, 2015 AND RECORDED NOVEMBER 25, 2015 AS DOCUMENT NUMBER 1532913030 FOR THE PURPOSE OF INGRESS, EGRESS, ROAD MAINTENANCE, DRAINAGE, SECURITY FENCE AND UTILITIES AS DESCRIBED AND DEPICTED ON EXHIBIT 'D' ATTACHED THERETO.

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Commonly known as: 1944-1950 N. Narragansett Avenue, Chicago, Illinois 60639

P.I.N.: 13-31-205-041-0000
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13-31-425-010-0000
13-31-425-013-0000

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EXHIBIT B - PERMITTED TITLE EXCEPTIONS

H GRANT OF EASEMENT MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 27588 AND MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 1939, TO PEOPLES GAS, LIGHT AND COKE COMPANY TO CONSTRUCT, RECONSTRUCT, RENEW, REPLACE, OPERATE, MAINTAIN, INSPECT, ALTER, REPAIR AND REMOVE A GAS MAIN OR PIPES AND OTHER SUCH EQUIPMENT OVER, UNDER, THROUGH, ALONG AND ACROSS THE SOUTH 10 FEET OF PARCEL 5, DATED OCTOBER 15, 1973 AND RECORDED NOVEMBER 2, 1973 AS DOCUMENT 22532781.

(AFFECTS PARCEL 5).

U RIGHTS OF WAY FOR RAILROAD SWITCH AND SPUR TRACKS, AS DISCLOSED BY SURVEY MADE BY GENTILE AND ASSOCIATES, INC. DATED JANUARY 17, 2013, AND DESIGNATED JOB NO. 13-20276.

I (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENTS DESCRIBED AS PARCELS 4, 5 & 6 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENTS.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS.

J PERPETUAL EASEMENT FOR ROADWAY PURPOSES OVER THE SOUTH 18 FEET OF THE LAND AS RESERVED IN WARRANTY DEED RECORDED OCTOBER 16, 1961 AS DOCUMENT 18303114.

(PARCEL 2)

K GRANT OF EASEMENT DATED FEBRUARY 9, 1962 AND RECORDED MARCH 14, 1962 AS DOCUMENT 18423755 MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 21, 1961 AND KNOWN AS TRUST NUMBER 27588 TO THE COMMONWEALTH EDISON COMPANY, A CORPORATION OF ILLINOIS, ITS GRANTEEES, LESSEES, LICENSEES, SUCCESSORS AND ASSIGNS, A PERPETUAL RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, REPLACE, RELOCATE, RENEW AND REMOVE POLES, CROSSARMS, WIRES, CABLES, CONDUITS AND OTHER OVERHEAD AND UNDERGROUND EQUIPMENT, OR BOTH, FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY, IN, UNDER, OVER, ACROSS AND ALONG CERTAIN STRIPS OR PARCELS OF LAND SHOWN SHADED ON THE PLAT ATTACHED, TO SAID GRANT MARKED EXHIBIT 'A' TOGETHER, WITH THE RIGHT OF INGRESS AND EGRESS.

(AFFECTS THE NORTH 10 OF THE SOUTH 18 FEET OF PARCEL 2.)

M COVENANTS, RESTRICTIONS, RESERVATIONS AND EASEMENTS, (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), AS SET FORTH IN DEEDS FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 5, 1952 AND KNOWN AS TRUST NUMBER 14313, TO THE FOLLOWING PARTIES:

(A) BECKLEY-CARDY COMPANY, RECORDED JULY 29, 1953 AS DOCUMENT 15681649;

(B) UNITED STATES PLYWOOD CORPORATION, RECORDED JULY 30, 1953 AS DOCUMENT 15682683;

(C) WESTINGHOUSE ELECTRIC SUPPLY COMPANY, RECORDED SEPTEMBER 15, 1953 AS DOCUMENT 15719580; AND

(D) WHITE CAP COMPANY, RECORDED SEPTEMBER 30, 1954 AS DOCUMENT 16030799.

(PARCEL 3)

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EXHIBIT B - PERMITTED TITLE EXCEPTIONS (CONT'D)

N RESERVATION OF AN EASEMENT TO ITSELF AND OWNERS AND MORTGAGORS, ETC., OF PARCEL C IN PLAT OF SURVEY REFERRED TO AS "JULY PLAT" BEING DATED JULY 27, 1953 AND RECORDED JULY 29, 1953 AS DOCUMENT 15681648, FOR THE BENEFIT OF PARCEL C FOR RAILROAD SPUR TRACK PURPOSES AND FOR SWITCH CONNECTIONS FOR RAILROAD INDUSTRIAL SIDE-TRACKS OVER THE REAL ESTATE DESCRIBED AS EASEMENT NO. 10 ON PLAT OF SURVEY MADE BY EMMET KENNEDY DATED AUGUST 25, 1951 AND RECORDED SEPTEMBER 15, 1953 AS DOCUMENT 15719579, AND REFERRED TO AS "AUGUST PLAT" AND AN EASEMENT OVER THE LAND DESCRIBED AS EASEMENT NO. 10 AFORESAID, FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND USE OF A RAILROAD INDUSTRIAL SIDE TRACK, AND SWITCH, LEADING INTO PARCEL 6, AS RESERVED IN THE DEED FROM LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 14313, TO WESTINGHOUSE ELECTRIC SUPPLY COMPANY, A CORPORATION OF DELAWARE, DATED SEPTEMBER 14, 1953 AND RECORDED SEPTEMBER 15, 1953 AS DOCUMENT 15719580.

(A) GRANT OF AN EASEMENT FOR THE BENEFIT OF THE OWNERS AND MORTGAGORS, ETC., OF PARCEL B, FOR THE CONSTRUCTION, OPERATION, REPAIR AND USE OF RAILROAD SPUR TRACK AND SWITCH ON AND OVER THE REAL ESTATE DESCRIBED AS EASEMENT NO. 9 ON PLAT OF SURVEY MADE BY EMMET KENNEDY DATED JULY 27, 1953 AND RECORDED JULY 29, 1953 AS DOCUMENT 15681648, KNOWN AS "JULY PLAT" AS GRANTED IN DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 14313, TO UNITED STATES PLYWOOD CORPORATION OF NEW YORK, DATED JULY 29, 1953 AND RECORDED JULY 30, 1953 AS DOCUMENT 15682683.

NOTED: BY DOCUMENT 15719578 THE GRANTEE'S IN THE TWO DEEDS REFERRED TO ABOVE RELEASED THE EASEMENT REFERRED TO IN SAID DEEDS AS TO A PART OF THE ABOVE LAND FALLING WITHIN EASEMENT NO. 9 ABOVE.

NOTE: SAID EASEMENT ALSO REFERRED TO IN SUBSEQUENT INSTRUMENTS; DEED RECORDED AUGUST 23, 1955 AS DOCUMENT 16340864 AND DEED IN TRUST RECORDED AUGUST 23, 1955 AS DOCUMENT 16340865; RELEASE RECORDED DECEMBER 27, 1951 AS DOCUMENT 17097495 AND IN THE WARRANTY DEED RECORDED AUGUST 22, 1961 AS DOCUMENT 18254472.

(PARCEL 3)

GENERAL TAXES FOR THE INSTALLMENT(S) OF REAL ESTATE TAXES FOR YEARS 2015 AND SUBSEQUENT YEARS.

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Jack W. Bone being duly sworn on oath, states that he represents the owners ~~XXXXX~~ ^{resides} at 1944-1950 N. Narragansett Ave., Chicago, IL 60639. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions 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 between owners of adjoining and contiguous land.
5. The conveyance 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 easements of access.
6. The conveyance 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 conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered 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 configuration 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. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

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

Bone Enterprises, an Illinois General Partnership
Jack W. Bone
By: Jack W. Bone
Its: Partner

SUBSCRIBED and SWORN to before me

this 18th day of December, 2015
Patricia A. O'Keefe

