

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR

CALUMET TRANSLOAD RAIL-
ROAD L.L.C., formerly known as
CALUMET TRANSFER, L.L.C.,
10730 S. Burley
Chicago, IL 60617



Doc# 1815744031 Fee \$50.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/06/2018 12:03 PM PG: 1 OF 7

a limited liability company 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 in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to:

WHITEHORSE PROPERTIES, INC.
22013 S. Schoolhouse Rd.
New Lenox, IL 60451

a corporation organized and existing under and by virtue of the laws of the State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Exhibit "A" attached hereto and made a part hereof). Said Grantor(s), for themselves and their heirs and assigns, do(es) covenant, promise and agree, to and with said Grantees, and their heirs and assigns, that Grantor(s) have not done or suffered to be done during its period of ownership anything whereby said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited and that said Grantor(s) **WILL WARRANT AND FOREVER DEFEND** said premises against all persons claiming interests against, or with respect to, the warranty herein set forth.

SUBJECT TO: General taxes for 2017 and subsequent years and covenants, conditions and restrictions of record.

PIN: 26-18-200-010-0000, 26-18-210-022-0000, 26-18-301-008-0000, 26-18-301-009-0000,
26-18-403-050-0000, 26-18-408-006-0000, 26-19-102-014-0000, 26-19-102-022-0000,
26-19-102-023-0000, 26-19-200-025-0000, 26-19-200-027-0000, 26-19-200-029-0000,
26-19-200-031-0000, 26-19-200-034-0000, 26-19-200-035-0000, 26-19-200-037-0000,
26-19-201-016-0000, 26-19-200-026-0000

Property Address: 3200 E. 114th Street, Chicago, IL 60617

A

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Managers this 15th day of May, 2018.

CALUMET TRANSLOAD RAILROAD L.L.C.

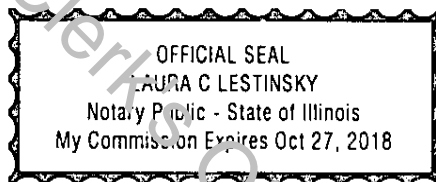
By: *Simon A. Beemsterboer*
 Simon A. Beemsterboer, Manager

By: *Alan C. Beemsterboer*
 Alan C. Beemsterboer, Manager

State of Illinois, County of Cook ss. I, the undersigned, a notary public in and for the County in the State aforesaid, do hereby certify that Simon A. Beemsterboer and Alan C. Beemsterboer, Managers of Calumet Transload Railroad L.L.C., 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 they signed, sealed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of May, 2018.

Laura C. Lestinsky
 Notary Public



PREPARED BY AND MAIL TO:

SHELDON L. LEBOLD
 16061 S. 94th Avenue
 Orland Hills, IL 60477

REAL ESTATE TRANSFER TAX		06-Jun-2018
	CHICAGO:	1,875.00
	CTA:	750.00
	TOTAL:	2,625.00 *

26-18-200-010-0000 | 20180501677509 | 0-893-302-048

* Total does not include any applicable penalty or interest due.

MAIL TAX BILLS TO:

WHITEHORSE PROPERTIES, INC.
 22013 S. Schoolhouse Rd.
 New Lenox, IL 60451

REAL ESTATE TRANSFER TAX		06-Jun-2018
	COUNTY:	125.00
	ILLINOIS:	250.00
	TOTAL:	375.00

26-18-200-010-0000 | 20180501677509 | 1-116-513-568

UNOFFICIAL COPY

Exhibit "A" Legal Description

PARCEL 1

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY CHANNEL LINE OF THE CALUMET RIVER, AS ESTABLISHED BY SURVEY OF THE UNITED STATES ENGINEER'S OFFICE WAR DEPARTMENT (AS SHOWN ON SHEET NO. 6 DATED MARCH 1939 AND SHEET NO. 7 DATED MARCH 1938) TITLED "CONTROL SURVEY CALUMET RIVER" AND THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF AFORESAID EASTERLY CHANNEL LINE OF SAID CALUMET RIVER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 18 (MONUMENT FOUND); THENCE SOUTH 89 DEGREES, 48 MINUTES, 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 18 (BASIS OF BEARINGS) 1,468.48 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF CONRAIL (FORMERLY THE SOUTH CHICAGO AND SOUTHERN RAILROAD); THENCE SOUTH 00 DEGREES, 43 MINUTES, 42 SECONDS, EAST ALONG SAID WEST RIGHT-OF-WAY LINE 1,325.43 FEET; THENCE SOUTH 59 DEGREES, 48 MINUTES, 03 SECONDS, WEST 1,743.09 FEET; THENCE SOUTH 83 DEGREES, 55 MINUTES, 56 SECONDS, WEST, 173.49 FEET TO THE EASTERLY CHANNEL LINE OF THE CALUMET RIVER, THENCE NORTH 7 DEGREES, 51 MINUTES, 15 SECONDS, WEST ALONG SAID EASTERLY CHANNEL LINE, 781.50 FEET; THENCE NORTH 01 DEGREES, 06 MINUTES, 41 SECONDS EAST ALONG SAID EASTERLY CHANNEL LINE 2,048.25 FEET, THENCE NORTH 05 DEGREES, 44 MINUTES, 52 SECONDS EAST ALONG SAID EASTERLY CHANNEL LINE 1,045.00 FEET; THENCE NORTH 01 DEGREES 44 MINUTES. 27 SECONDS WEST ALONG SAID EASTERLY CHANNEL LINE, 202.79 FEET; THENCE NORTH 83 DEGREES, 46 MINUTES, 48 SECONDS EAST 1,272.88 FEET TO THE CENTERLINE OF 111TH STREET (NOW VACATED); THENCE NORTH 89 DEGREES, 36 MINUTES, 09 SECONDS, EAST ALONG SAID CENTERLINE, 339.84 FEET TO THE WEST RIGHT-OF-WAY LINE OF CONRAIL (FORMERLY THE SOUTH CHICAGO AND SOUTHERN RAILROAD), THENCE SOUTH 00 DEGREES, 44 MINUTES, 17 SECONDS, EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 1,952.01 FEET; THENCE SOUTH 00 DEGREES, 42 MINUTES, 42 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 32.52 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY CHANNEL LINE OF SAID

UNOFFICIAL COPY

CALUMET RIVER, AS ESTABLISHED BY SURVEY OF THE UNITED STATES ENGINEER'S OFFICE WAR DEPARTMENT (AS SHOWN ON SHEET NO. 6 DATED MARCH 1939 AND SHEET NO. 7 DATED MARCH 1938) TITLED "CONTROL SURVEY CALUMET RIVER" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE SOUTH 89 DEGREES, 38 MINUTES, 21 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 19 (BASIS OF BEARINGS) 1,508.48 FEET; THENCE SOUTH 00 DEGREES, 43 MINUTES, 42 SECONDS EAST 244.82 FEET ALONG A LINE 40 FEET WESTERLY FROM, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF CONRAIL (FORMERLY THE SOUTH CHICAGO AND SOUTHERN RAILROAD) TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES, 43 MINUTES, 42 SECONDS EAST 1,038.20 FEET ALONG SAID LINE 40 FEET WESTERLY FROM, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE PREVIOUSLY MENTIONED WEST RIGHT-OF-WAY LINE OF CONRAIL (FORMERLY THE SOUTH CHICAGO AND SOUTHERN RAILROAD); THENCE SOUTH 89 DEGREES, 38 MINUTES, 23 SECONDS WEST 287.71 FEET ALONG THE NORTHERLY LINE OF REPUBLIC ENGINEERED STEELS, INC., THENCE SOUTH 59 DEGREES, 48 MINUTES, 04 SECONDS WEST 1,584.98 FEET ALONG THE NORTHWESTERLY LINE OF REPUBLIC ENGINEERED STEELS, INC.; THENCE NORTH 7 DEGREES, 51 MINUTES, 15 SECONDS WEST 641.95 FEET ALONG THE EASTERLY CHANNEL LINE OF THE CALUMET RIVER; THENCE NORTH 01 DEGREES, 06 MINUTES, 41 SECONDS EAST 569.35 FEET ALONG SAID EASTERLY CHANNEL LINE; THENCE NORTH 58 DEGREES, 41 MINUTES, 01 SECONDS EAST 740.33 FEET; THENCE NORTH 13 DEGREES, 32 MINUTES, 22 SECONDS WEST 124.01 FEET; THENCE NORTH 61 DEGREES, 50 MINUTES, 14 SECONDS EAST 613.80 FEET; THENCE SOUTH 77 DEGREES, 54 MINUTES, 07 SECONDS EAST 165.39 FEET; THENCE SOUTH 24 DEGREES, 08 MINUTES, 50 SECONDS EAST 297.67 FEET; THENCE NORTH 63 DEGREES, 56 MINUTES, 50 SECONDS EAST 326.13 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY CHANNEL LINE OF THE CALUMET RIVER, AS ESTABLISHED BY SURVEY OF THE UNITED STATES ENGINEER'S OFFICE WAR DEPARTMENT (AS SHOWN ON SHEET NO. 6 DATED MARCH 1939 AND SHEET NO. 7 DATED MARCH 1938 TITLED "CONTROL SURVEY CALUMET RIVER" AND THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE AFORESAID EASTERLY CHANNEL LINE OF SAID CALUMET RIVER, BOUNDED AND DESCRIBE AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF EAST 111TH STREET (NOW VACATED) AND THE WEST LINE OF SOUTH BURLEY AVENUE; THENCE SOUTH 00 DEGREES 23 MINUTES 09 SECONDS WEST ON THE WEST LINE OF SOUTH BURLEY

UNOFFICIAL COPY

AVENUE; 1952.09 FEET TO A POINT 33 FEET NORTH OF THE SOUTH LINE OF SECTION 18; THENCE SOUTH 00 DEGREES 23 MINUTES 40 SECONDS WEST, 1309.13 FEET TO A MONUMENT; THENCE SOUTH 60 DEGREES 55 MINUTES 26 SECONDS WEST, A DISTANCE OF 133.70 FEET TO A POINT, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF THE 116.40 FOOT WIDE RIGHT-OF-WAY OF THE SOUTH CHICAGO AND SOUTHERN RAILROAD; THENCE NORTH 00 DEGREES 23 MINUTES 40 SECONDS EAST OF THE WEST LINE OF SAID RAILROAD, 17.23 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 60 DEGREES 55 MINUTES 26 SECONDS WEST, 1743.09 FEET; THENCE SOUTH 85 DEGREES 03 MINUTES 18 SECONDS WEST, 173.49 FEET TO A POINT ON THE EASTERLY CHANNEL LINE OF THE CALUMET RIVER, ESTABLISHED AS AFORESAID; THENCE NORTH 6 DEGREES 43 MINUTES 53 SECONDS WEST, 139.55 FEET; THENCE NORTH 60 DEGREES 55 MINUTES 26 SECONDS EAST, 1584.98 FEET TO A POINT ON A LINE 1283.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 19; THENCE SOUTH 89 DEGREES 14 MINUTES 15 SECONDS EAST ON THE LAST DESCRIBED LINE 327.70 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID RAILROAD; THENCE SOUTH 00 DEGREES 23 MINUTES 40 SECONDS WEST ON THE WEST LINE OF SAID RAILROAD 42.44 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A PARCEL OF LAND IN THE EAST 1/2 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 18 (MONUMENT FOUND); THENCE SOUTH 89 DEGREES, 40 MINUTES, 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 18 (BASIS OF BEARINGS) 1,468.48 FEET TO THE WEST RIGHT OF WAY LINE OF CONRAIL (FORMERLY THE SOUTH CHICAGO AND SOUTHERN RAILROAD); THENCE NORTH 00 DEGREES, 42 MINUTES, 42 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 32.52 FEET; THENCE NORTH 00 DEGREES, 44 MINUTES, 17 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE 1,952.01 FEET TO THE CENTERLINE OF 111TH STREET (NOW VACATED), THENCE SOUTH 89 DEGREES 36 MINUTES 09 SECONDS WEST ALONG SAID CENTERLINE; 540 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF CONRAIL; THENCE NORTH 00 DEGREES, 44 MINUTES 17 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE 1,500 FEET, THENCE SOUTH 08 DEGREES, 44 MINUTES, 03 SECONDS WEST, 455.76 FEET; THENCE SOUTH 00 DEGREES, 44 MINUTES, 17 SECONDS EAST, 673.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTH-WESTERLY THENCE SOUTHWESTERLY 484.68 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 400.00 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 33 DEGREES, 58 MINUTES, 28 SECONDS WEST, 455.57 FEET TO THE CENTERLINE OF 111TH STREET (NOW VACATED); THENCE NORTH 89 DEGREES, 36 MINUTES, 09 SECONDS EAST ALONG SAID CENTERLINE, 334.44 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

PARCEL 3:

ALL THAT PARCEL OF LAND SITUATED IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, LOCATION WITHIN THE RIGHT OF WAY OF THE FORMER SOUTH CHICAGO AND SOUTHERN RAILROAD, BEING PART OF LOTS 4 THROUGH 7 INCLUSIVE OF THE DIVISION OF THE NORTH 102 ACRES OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES WESTERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT A POINT ON THE WESTWARDLY RIGHT OF WAY LINE OF THE FORMER SOUTH CHICAGO AND SOUTHERN RAILROAD AS IT WAS LOCATED ON NOVEMBER 21, 1975, DISTANT 650 FEET, MEASURED SOUTHWARDLY ALONG SAID RIGHT OF WAY LINE FROM THE EAST-WEST LINE DIVIDING SECTION 19 FROM SECTION 18 (THE CENTERLINE OF 114TH STREET) AND DISTANT 15 FEET MEASURED SOUTHWESTWARDLY AND RADially FROM THE NEAR LADDER TRACK OF SAID RAILROAD, AS IT WAS LOCATED ON NOVEMBER 21, 1975; THENCE, EXTENDING FROM SAID BEGINNING POINT PARALLEL TO SAID LADDER TRACK AND THEN NEAR TRACK OF SAID RAILROAD 940 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD, THE POINT OF ENDING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE SOUTH 66 FEET OF THE NORTH 1253 FEET OF THE EAST 1471.33 FEET OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 65 FEET THEREOF) AND EXCEPT THAT PART FALLING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT A POINT ON THE WESTWARDLY RIGHT OF WAY LINE OF THE FORMER SOUTH CHICAGO AND SOUTHERN RAILROAD AS IT WAS LOCATED ON NOVEMBER 21, 1975, DISTANT 650 FEET MEASURED SOUTHWARDLY ALONG SAID RIGHT OF WAY LINE FROM THE EAST-WEST LINE DIVIDING SECTION 19 FROM SECTION 18 (THE CENTERLINE OF 114TH STREET) AND DISTANT 15 FEET MEASURED SOUTHWESTWARDLY AND RADially FROM THE NEAR LADDER TRACK OF SAID RAILROAD, AS IT WAS LOCATED ON NOVEMBER 21, 1975; THENCE, EXTENDING FROM SAID BEGINNING POINT PARALLEL TO SAID LADDER TRACK AND THE NEAR TRACK OF SAID RAILROAD 940 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD, THE POINT OF ENDING, IN COOK COUNTY, ILLINOIS.

