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AK
Kawchun

THIS INDENTURE WITNESSETH: 21 661 740

LATER DATE

That SWIFT & COMPANY, a corporation organized and existing under the laws of the State of Delaware, successor by merger to Swift & Company (formerly named Swift and Company), an Illinois corporation, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations, and pursuant to authority given by the Board of Directors of said corporation, conveys and warrants, subject to the agreements, covenants and conditions hereinafter contained, to ASHLAND COLD STORAGE CO., a corporation organized and existing under the laws of the State of Delaware, Grantee, the following described real estate in the City of Chicago, County of Cook and State of Illinois:

PARCEL 1

Part of the strip of land, 66 feet wide, known as Private Street No. 4, lying between Blocks 5 and 6 in Packer's Fifth Addition, a subdivision in the Southwest quarter of the Northwest quarter of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian, which part is bounded and described as follows:

Beginning at the Northwest corner of Lot 1, in said Block 5 and running,

Thence South along the West line of said Block 5, a distance of 399.10 feet to a point on the West line of Lot 17 in said Block 5 which is 24.07 feet North from the South line of the Northwest quarter of said Section 5;

Thence Northwestwardly along the arc of a circle, convex to the Northeast and having a radius of 640 feet, a distance of 66.98 feet to a point on the East line of Lot 17 in said Block 5 which is 35.48 feet North from said South line of the Northwest quarter of Section 5;

Thence North along the East line of said Block 6, a distance of 387.68 feet to the Northeast corner of Lot 1 in said Block 6; and

Thence East along a straight line, a distance of 66.00 feet to the point of beginning.

Containing 25,925 square feet of land, more or less.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
3/3.50
9 8 0 1 9 0
COOK COUNTY
NO. 010

Name: FRANK J. SMITH
Address: ONE No. LA SALLE ST.
City: CHICAGO, ILLINOIS 60602
FORM 104
533

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PARCEL 2

All of the Lots, (being Lots numbered 1 to 17), in Block 5, in Packer's Fifth Addition, a subdivision in the Southwest quarter of the Northwest quarter of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian, except that part of said Lot 17 bounded and described as follows:

Beginning at the Southwest corner of said Lot 17 and running,

Thence North along the West line of said Lot 17, a distance of 8.07 feet to a point which is 24.07 feet North from the South line of said Northwest quarter of Section 5;

Thence Eastwardly along the arc of a circle, convex to the Northeast and having a radius of 640 feet, a distance of 22.61 feet to a point of reverse curve which is 18.67 feet North from said South line of the Northwest quarter of Section 5;

Thence Eastwardly along the arc of a circle, convex to the Southwest and having a radius of 560 feet, (the Easterly terminus of said arc being a point on the South line of said Northwest quarter of Section 5, which is 561.49 feet East from the Southwest corner of said Northwest quarter), a distance of 10.81 feet to the point of intersection of said arc with the South line of said Lot 17; and

Thence West along said South line of Lot 17, being a line 16 feet North from and parallel with said South line of the Northwest quarter of Section 5, a distance of 32.46 feet to the point of beginning.

Containing in said Lots 1 to 16 and part of Lot 17 an area of 80,917 square feet of land, more or less.

PARCEL 3

That part of the private alley, 20 feet wide, lying East of and adjoining the East line of Block 5 in Packer's Fifth Addition, a subdivision in the Southwest quarter of the Northwest quarter of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

Beginning at the Southeast corner of Lot 17 in said Block 5 in Packer's Fifth Addition, and running,

Thence North along the East line of said Block 5 a distance of 407.20 feet to the Northeast corner of Lot 1 in said Block 5;

Thence East along a straight line, a distance of 20 feet to the Northwest corner of Lot 4 in Block 3 in Packer's Second Addition to Chicago being a subdivision

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of the West 1025 feet of the South half of the Northwest quarter of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian;

Thence South along the West line of said Lot 4, a distance of 407.20 feet to the Southwest corner of said Lot 4; and

Thence West along a straight line, being 16 feet North from and parallel with the South line of said Northwest quarter of Section 5, a distance of 20.00 feet to the point of beginning.

Containing 8144 square feet of land, more or less.

PARCEL 4

Lot 4 and that part of Lot 3 lying West of a straight line which extends Northward from a point on the South line of said Lot 3 which is 1.90 feet East from the Southwest corner of said Lot 3, to a point on the North line of said Lot 3 which is 3.10 feet East from the Northwest corner of said Lot 3, all in Block 3 in Packer's Second Addition to Chicago, being a subdivision of the West 1025 feet of the South half of the Northwest quarter of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian.

Containing 41,751 square feet of land, more or less.

The said premises are conveyed subject to general taxes for the year 1971 and to easements for public utilities.

And for the same consideration said Grantor conveys and quitclaims to said Grantee the following described parcels of land in the City of Chicago, County of Cook and State of Illinois:

PARCEL 5

That part of the private alley, 16 feet wide, lying North of and adjoining the South line of the Northwest quarter of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

Beginning at the Southwest corner of Lot 4 in Block 3 in Packer's Second Addition to Chicago, being a subdivision of the West 1025 feet of the South half of the Northwest quarter of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian, and running,

Thence South along the West line of said Lot 4 extended, a distance of 16 feet to an intersection with the

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South line of said Northwest quarter of Section 5;

Thence West along said South line of the Northwest quarter of Section 5, a distance of 53.67 feet to a point of curve which is 561.49 feet East from the Southwest corner of said Northwest quarter;

Thence Northwestwardly along the arc of a circle, which is convex to the Southwest and has a radius of 560 feet, (and which extends Westwardly from said point of curve to a point of reverse curve which is 18.67 feet North from said South line of the Northwest quarter of Section 5 and 145.00 feet, measured along said arc, Westwardly from said point of curve), a distance of 134.19 feet to the point of intersection of said arc with the South line of Lot 17 in Block 5 in Packer's Fifth Addition, a subdivision in the Southwest quarter of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian;

Thence East along the South line of said Lot 17, and along said South line extended East, (being a line 16 feet North from and parallel with said South line of the Northwest quarter of Section 5), a distance of 186.61 feet to the point of beginning.

Containing 2281 square feet of land, more or less.

PARCEL 6

That part of the private alley, 16 feet wide, lying North of and adjoining the South line of the Northwest quarter of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian, and lying South of and adjoining the South line of Lot 4 in Block 3 in Packer's Second Addition to Chicago, being a subdivision of the West 1025 feet of the South half of the Northwest quarter of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian, and lying between the East line of said Lot 4 extended South, and the West line of said Lot 4 extended South.

Containing 1600 square feet of land, more or less.

And for the same consideration the said Grantor grants to the said Grantee the following rights:

- (a) The right to use in common with Grantor and other parties entitled thereto the South half of the private street shown on the Plat of Survey of said Packer's Fifth Addition as "Private Street No. 3" adjoining on the North the four parcels of land first above described;
- (b) The right to deposit in Grantor's private sewer in the South half of the private street known as 42nd Street storm water and sanitary

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wastes only from the land herein conveyed for so long as said sewer remains a private sewer and to the extent that Grantor's normal use of said sewer leaves excess capacity therefor, provided that Grantee agrees as a covenant running with the land herein conveyed that it will pay its proportionate share of the cost of maintaining said sewer based upon the proportionate use of said sewer made by it, its successors and assigns.

(c) The right, subject to the consent of the Peoples Gas Light and Coke Company, to make one connection from the property herein conveyed to the gas line located in the South half of the private street known as 42nd Street on the North side of said property, subject to the following covenants, which the Grantee, for and on behalf of itself, its successors and assigns, hereby agrees to keep and perform:

- (1) Grantee agrees to complete any and all work done hereunder as promptly as practicable without undue delay and to fill all trenches cut by it and to restore the surface to its former condition.
- (2) Grantee agrees that all work permitted hereunder shall be done in a good and workmanlike manner and with due regard for and without interference with any of the existing underground facilities in the area where said work is to be performed; that the above described parcels of real estate and the pavement thereon shall be disturbed to the least extent possible; and that traffic over said private road shall be obstructed as little as practicable so that at all times at least one lane of vehicular traffic shall be permitted thereon.
- (3) Grantee agrees to use due care in cutting trenches for the purpose of doing the work permitted hereunder in order that any pipes or conduits now upon or within said parcels of real estate shall not be damaged, and in the event of any such damage, Grantee agrees to repair said damage.
- (4) Grantee covenants and agrees for itself and its successors and assigns to indemnify and save harmless Grantor, its successors and assigns from any and all liability, loss, damage, cost and expense, including attorneys' fees, which it or they may incur or suffer on account of injuries to or the death of any persons upon the above

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described premises or elsewhere, or damage to or destruction of any property, wherever located and by whomever owned, arising out of the installation, construction, existence, maintenance, repair or removal of said connection unless due to the sole negligence of Grantor, its agents or employees.

And for the same consideration, the said Grantor remises, releases and quitclaims to said Grantee the perpetual easement over, on and under a four (4) foot strip of land for the purpose of using, maintaining, inspecting, repairing, replacing, and renewing and removing an underground steam line, expansion joint and appurtenances, together with manhole for access to said expansion joint reserved to Grantor, its successors, lessees, licensees and assigns in the deed from Grantor to Grantee dated November 14, 1962 and recorded November 15, 1962 as document 18646496 conveying land adjoining on the West Parcel 1 herein conveyed.

And the said Grantor reserves to itself only exclusive possession of the Northerly twenty three (23) feet of the Easterly twenty seven (27) feet of Parcel 4 together with the gas meter house thereon subject to the following terms and conditions:

- (a) Grantor shall pay no compensation to Grantee for such exclusive possession;
- (b) Said meter house shall be used only to serve the facilities now served by said meter house and Grantor shall have no right to enlarge the facilities now served by said meter house;
- (c) The said right shall be personal to Grantor and shall not be transferrable by Grantor;
- (d) Said right of exclusive possession of said parcel of land shall cease to exist when Grantor ceases to use said gas meter house to supply the facilities now served by said meter house.

IN WITNESS WHEREOF, the said SWIFT & COMPANY has caused these presents to be executed in its name by its Vice President, and its corporate seal to be hereunto affixed and attested by its

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Assistant Secretary thereunto duly authorized this 7th day of October ~~September~~, A.D. 1971.

SWIFT & COMPANY

By *P.M. Steinbrink* ^{mjc}
Vice President
P.M. Steinbrink _{AS}

W.B. Elson
Secretary
W.B. Elson
SS.
COUNTY OF COOK
ILLINOIS

I, *Esther Sundstrom*, a Notary Public in and for said County, in said State, do hereby certify that *P.M. Steinbrink*, personally known to me to be Vice President of Swift & Company, a Delaware corporation, and *W.B. Elson*, personally known to me to be the *Assistant* 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 Vice President and *Assistant* Secretary they signed and delivered the said instrument as Vice President and *Assistant* 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 notarial seal this *7th* day of *October* ~~September~~, 1971.

Esther Sundstrom
Notary Public, Cook County, Illinois
My Commission Expires June 21, 1972 *Esther Sundstrom*

ADDRESS OF GRANTEE:
4243 So. Ashland Ave.
Chicago, Illinois

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

OCT 8 '71 10 50 AM

Andrew R. Thron
RECORDER / OF DEEDS

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