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2110919038

Return To:
Wheatland Title Company
105 W. Veterans Parkway, Yorkville, IL 60560

ASE - CO - 8608.0 + 8621.0
(40F10)

RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:

Doc# 2110919038 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/19/2021 02:40 PM PG: 1 OF 15

The Illinois State Toll Highway Authority
Attention: Land Acquisition Manager
2700 Ogden Avenue
Downers Grove, Illinois 60515

(Space Above For Recorder's Use Only)

QUITCLAIM DEED

ELGIN O'HARE WESTERN ACCESS PROGRAM

I-490 to I-294

(CP to Tollway)

SOO LINE RAILROAD COMPANY, a Minnesota corporation d/b/a **Canadian Pacific**, ("Grantor or CP") for valuable consideration, receipt of which is hereby acknowledged, does hereby release and quitclaim to **THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY**, an instrumentality and administrative agency of the State of Illinois ("Grantee or Tollway"), its successors and assigns, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of, in, and to the real estate situated in Cook County, Illinois, as more particularly described and shown in **Exhibit A** and accompanying plat, both of which are attached hereto and made a part hereof (the "Property").

This **Quitclaim Deed** is entered into pursuant to that certain Definitive Agreement by and between the Tollway and CP dated March 29, 2021 (the "Definitive Agreement"). The Definitive Agreement is made in conjunction with the Tollway's Elgin O'Hare Western Access Project which, among other things, includes plans to construct a toll highway ("I-490") elevated and through CP's Bensenville Yard in Cook County, Illinois (the "Yard") and from there southward to connect to I-294. This **Quitclaim Deed** facilitates the alignment of the toll highway and relocation of CP trackage south of the Yard, in an industrial park at the western end of Addison Avenue in Franklin Park, Cook County, Illinois.



Exempt from review under Franklin Park document requirements pursuant to Paragraph A(1) of Section 7-408.4 of the Franklin Park Village Code.

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EXCEPTING from this Quitclaim and RESERVING unto Grantor, its successors and assigns, forever, the following:

(a) Minerals. All minerals and all mineral rights of every kind and character now known to exist or hereafter discovered five hundred feet (500') or more below sea level on the Property, including without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual rights to explore for, remove and dispose of said minerals by any means or methods suitable to Grantor, its successors and assigns, but without entering upon or using the surface of the Property, and in such manner as not to (i) damage the surface of the Property or improvements on the surface of the Property, or (ii) materially interfere with the surface of subsurface use or intended use thereof by Grantee; and

(a) Utilities. All utilities and related facilities below the Property, including, but not limited to electrical transmission and distribution lines, telephone lines, fiber optic or coaxial cables, pipelines, sewers, and transmission lines and appurtenances thereto, collectively the "Utilities," and all agreements relating to such Utilities, are excepted from the purchase, and Grantor reserves to itself, and its successors and assigns a permanent easement, or easements, as the case may be, ("Utility Easement(s)") over the portions of the real property located within ten (10) feet of each such Utility, for the operation, maintenance, repair, alteration, renewal, replacement, and removal of such Utility, together with a permanent easement of sufficient width for pedestrian and vehicular access (an "Access Easement") to and from each such Utility and the right to trim vegetation that may be deemed by the operator of any such Utility to interfere with such Utility.

The Property is quitclaimed by Grantor subject to the following covenants, which Grantee by the acceptance of this Quitclaim Deed covenants for itself, its successors and assigns, faithfully to keep, observe and perform:

"As Is" Sale. Grantee, for itself, its successors and assigns, including any successor owner of any interest in the Property, acknowledges and agrees that the Property has been sold and quitclaimed to and accepted by Grantee in an "AS IS" condition, with all faults, and Grantee acknowledges that the Property may have been used for a railroad right-of-way, railyard, and other heavy industrial purposes, among other uses. Grantee acknowledges and agrees that any information Grantee may have received from Grantor or its agents concerning the Property (including, but not limited to, any lease or other document, engineering study or environmental assessment) was furnished on the condition that Grantee would make an independent verification of the accuracy of the information. Grantor does not make any warranty or representation to Grantee, express or implied or statutory,



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oral or written, with respect to the Property, including without limitation, any warranties or representations concerning title, habitability, fitness for a particular purpose, suitability, merchantability, quality of work, structural integrity, environmental conditions, building code, fire code, health and safety regulations, zoning, platting, subdivision, access, availability of utilities or compliance with any laws, statutes, ordinances, codes, rules or regulations (collectively, "Condition of the Property"). Grantee acknowledges and agrees that the Property has been sold and quitclaimed on the basis of Grantee's own independent investigation of the Condition of the Property. Grantee assumes the risk that adverse physical and environmental conditions may not have been revealed by its investigation.

The foregoing covenants, conditions, and provisions shall run with the Property, and a breach of the foregoing covenants, conditions, and provisions, or the continuance thereof, may, at the option of Grantor, its successors or assigns, be enjoined, abated or remedied by appropriate proceedings.

(Remainder of page intentionally left blank.)

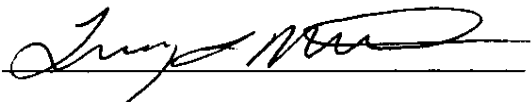
[SIGNATURES ON THE FOLLOWING PAGE]

REAL ESTATE TRANSFER TAX		14-Apr-2021	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
12-19-400-078-0000		20210301678848 1-206-598-100	

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IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized officer the 19 day of March, 2021.

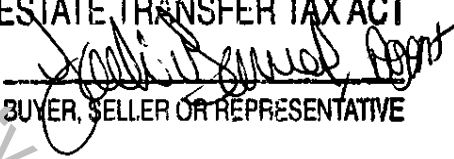
Soo Line Railroad Company, a Minnesota corporation d/b/a Canadian Pacific

By: 

Printed Name: Tracy L. Miller

Title: SR VP Ops

Property of Cook County Clerks Office

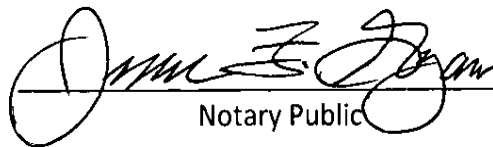
EXEMPT UNDER PROVISIONS OF
PARAGRAPH 0 SECTION 4
REAL ESTATE TRANSFER TAX ACT
3/15/21 
DATE BUYER, SELLER OR REPRESENTATIVE

STATE OF Illinois)
) ss.
COUNTY OF Cook)

I, Jerome F. Gargano, Notary Public for the State of Illinois, DO HEREBY CERTIFY that Tracy L. Miller personally known to me and whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth on behalf of Soo Line Railroad Company, a Minnesota corporation d/b/a Canadian Pacific.

WITNESS my hand and official seal.




Notary Public

(Seal)

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EXHIBIT A

LEGAL DESCRIPTION AND PLATS OF THE SUBJECT PROPERTY

WA-1D-12-004

THAT PART OF THE EAST HALF (E 1/2) OF SECTION NINETEEN (19) TOWNSHIP FORTY (40) NORTH, RANGE TWELVE (12) EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS:

COMMENCING AT THE POINT OF TANGENT OF A SPUR TRACK RIGHT-OF-WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD CO. AS SAID RIGHT-OF-WAY IS RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS IN BOOK 56324 ON PAGES 243 TO 248, AS DOCUMENT #17253047, ON THE 7TH DAY OF JULY 1958, WITH THE WEST LINE OF SAID EAST HALF (E 1/2) OF SAID SECTION NINETEEN (19), SAID POINT BEING TWENTY HUNDRED EIGHTEEN AND FORTY-FIVE HUNDREDTHS (2018.45) FEET SOUTH OF THE POINT OF INTERSECTION OF THE CENTER LINE OF FRANKLIN AVENUE AND SAID WEST LINE OF EAST HALF (E 1/2) OF SECTION NINETEEN (19); THENCE "SOUTH" IN SAID WEST LINE ELEVEN HUNDRED TWENTY AND FIFTY-SIX HUNDREDTHS (1120.56) FEET TO ITS POINT OF INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID EAST HALF (E 1/2) THROUGH A POINT IN SAID EAST LINE WHICH IS THIRTEEN HUNDRED TWELVE AND FORTY-FOUR HUNDREDTHS (1312.44) FEET NORTH OF THE SOUTHEAST CORNER OF SAID EAST HALF (E 1/2); THENCE EAST IN SAID RIGHT ANGLE LINE TWENTY-FIVE AND NO TENTHS (25.0) FEET; THENCE NORTH IN A LINE TWENTY-FIVE AND NO TENTHS (25.0) FEET EAST OF AND PARALLEL WITH SAID WEST LINE, NINE HUNDRED SEVENTY AND SEVENTY-NINE HUNDREDTHS (970.79) FEET TO ITS POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE NORTHERLY IN SAID RIGHT-OF-WAY LINE ONE HUNDRED FIFTY-TWO AND FIFTY-FOUR HUNDREDTHS (152.54) FEET TO THE POINT OF BEGINNING. SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS.

PIN: 12-19-400-078
12-19-400-019
12-19-400-063

Address: 3434 Powell St. Franklin Park 60131

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 3 | 25 | 2021

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

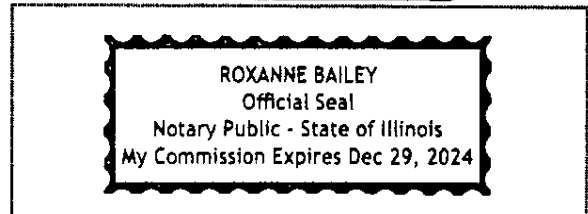
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Jodi Garrard - Agent

On this date of: 3 | 25 | 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 3 | 25 | 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Robert T. Lane

On this date of: 03 | 26 | 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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.

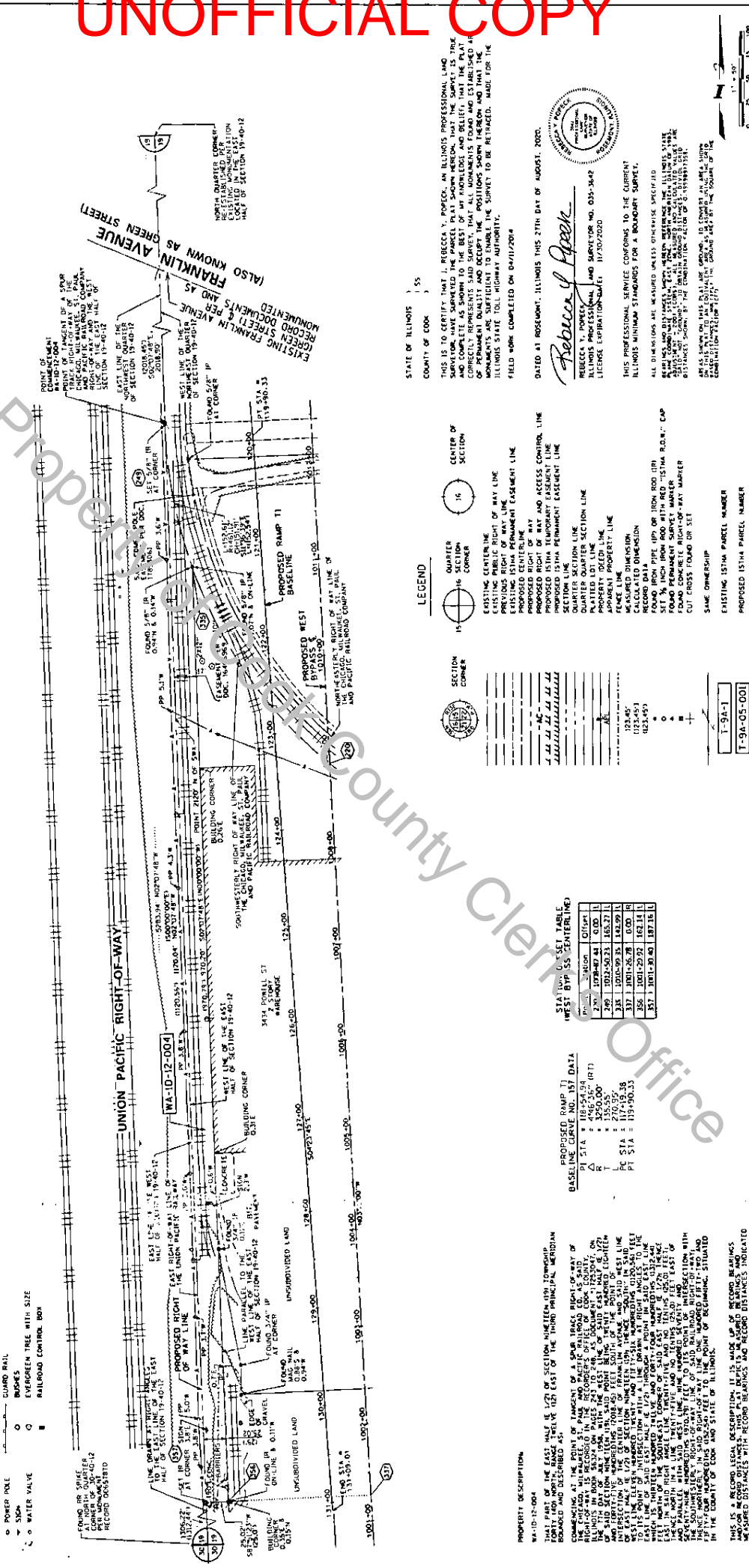
(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

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PARCEL	ACRES	SO. FT.	FEE	PERM. ESMT.	TEMP. ESMT.	PURPOSE
WA-10-12-004	0.586 ±	25.513 ±				
WA-10-12-005	0.586 ±	25.513 ±	X			
AREA IN EX ROW	0.000					
REMAINDER	0.000					

PARCEL PLAT
ELGIN - O'HARE EXPRESSWAY
 EAST HALF OF SECTION 19, TWP. 40 NORTH, RANGE 12 EAST, 3RD P.M.
 COOK COUNTY, ILLINOIS
 PIN 10-19-000-018

EXHIBIT



STATISTICAL TABLE
WEST BYPASS CENTERLINE

Station	Offset
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49+80	0.00
50+00	0.00

STATE OF ILLINOIS
 COUNTY OF COOK

THIS IS TO CERTIFY THAT I, REBECCA Y. POPECK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE MADE THE SURVEY SHOWN ON THE ABOVE PLAT AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE SURVEY IS ACCORDING TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY.

FIELD WORK COMPLETED ON 04/11/2014

DATE: 04/11/2014

REBECCA Y. POPECK
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3642
 LICENSE EXPIRATION DATE: 11/30/2020

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED.

BEARINGS AND DISTANCES WERE MEASURED IN ACCORDANCE WITH THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY SURVEYING RULES AND REGULATIONS AND THE SURVEYING PRACTICES AND STANDARDS OF THE SURVEYING INDUSTRY AS SET FORTH IN THE ILLINOIS SURVEYING ACT (23 ICS 1/1-1/2) AND THE ILLINOIS SURVEYING BOARD'S REGULATIONS (23 ICS 1/1-1/2).

AREAS SHOWN ON THIS PLAT ARE APPROX. TO CORRECT AN AREA SURVEY FROM A PREVIOUS SURVEY. THE EXACT BOUNDARY LINE, LOCATION OF THE SURVEY MONUMENTS, AND ALL OTHER DETAILS SHOWN ON THIS PLAT ARE TO BE VERIFIED BY A FIELD SURVEY.

CONTRACT NO. 1-12-4058
 DRAWING NO. 1 OF 1

ILLINOIS STATE TOLL HIGHWAY AUTHORITY
 2700 OGDEN AVENUE
 DOWNERS GROVE, ILLINOIS 60515

PROPOSED 15TH PARCEL NUMBER

REVISIONS

NO.	DATE	DESCRIPTION
1	12/01/2014	INITIALS AND SIGNATURE
2	04/11/2014	ADDED UNREVISED DATA
3		

CAD DRAWING BY: ECG
 CALCULATIONS BY: RVP
 CHECKED BY: RVP
 APPROVED BY: RVP

REBECCA Y. POPECK
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 1000 NORTH LAKE STREET, SUITE 100
 CHICAGO, ILLINOIS 60610
 PHONE: (312) 837-7777
 FAX: (312) 837-7778
 WWW: WWW.REBECCASURVEYS.COM

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WA-1D-12-009.01

THAT PART OF THE EAST HALF OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19 SAID CORNER BEING 2642.98 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19); THENCE NORTH 02 DEGREES 08 MINUTES 46 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 139.34 FEET; THENCE NORTH 63 DEGREES 25 MINUTES 36 SECONDS WEST, 34.21 FEET TO A POINT IN THE FORMER WEST LINE OF WOLF ROAD, SAID WEST LINE ALSO BEING 30 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE CONTINUING NORTH 63 DEGREES 25 MINUTES 36 SECONDS WEST, 71.45 FEET TO POINT OF CURVATURE; THENCE WESTERLY 246.66 FEET, ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 491.84 FEET AND WHOSE CHORD BEARS NORTH 77 DEGREES 47 MINUTES 37 SECONDS WEST, 244.03 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87 DEGREES 50 MINUTES 22 SECONDS WEST, 834.84 FEET; THENCE NORTH 02 DEGREES 09 MINUTES 38 SECONDS WEST, 7.00 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 22 SECONDS WEST, 1018.95 FEET; THENCE SOUTH 02 DEGREES 07 MINUTES 47 SECONDS EAST, 6.26 FEET; THENCE WESTERLY 52.99 FEET, ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 461.12 FEET AND WHOSE CHORD BEARS SOUTH 84 DEGREES 34 MINUTES 25 SECONDS WEST, 52.97 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 23.92 FEET; THENCE SOUTHERLY 1320.92 FEET, ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 437.50 FEET AND WHOSE CHORD BEARS SOUTH 05 DEGREES 41 MINUTES 21 SECONDS EAST, 873.36 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 39 SECONDS EAST, 11.81 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 25.44 FEET; THENCE SOUTH 87 DEGREES 51 MINUTES 23 SECONDS WEST, 11.32 FEET; THENCE NORTH 02 DEGREES 07 MINUTES 47 SECONDS WEST, 1.99 FEET; THENCE NORTHERLY 1395.59 FEET, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 461.12 FEET AND WHOSE CHORD BEARS NORTH 05 DEGREES 25 MINUTES 20 SECONDS WEST, 920.71 FEET TO THE POINT OF BEGINNING. SITUATED IN THE COUNTY OF COOK AND THE STATE OF ILLINOIS.

WA-1D-12-009.02

THAT PART OF THE EAST HALF (E 1/2) OF SECTION NINETEEN (19), TOWNSHIP (40) NORTH, RANGE TWELVE (12) EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID EAST HALF (E 1/2) WHICH IS FOUR HUNDRED FORTY-FIVE AND NINETY-NINE HUNDREDTHS (445.99) FEET SOUTH OF THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE CENTER LINE OF FRANKLIN AVE.; THENCE SOUTH 02 DEGREES 07 MINUTES 48 SECONDS EAST, ALONG SAID WEST LINE, 713.99 FEET TO A POINT ON A CURVE CURVATURE; THENCE SOUTHEASTERLY 609.24 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 494.34 FEET AND WHOSE CHORD BEARS SOUTH 47 DEGREES 34 MINUTES 47 SECONDS EAST, 571.41 FEET TO ITS POINT OF INTERSECTION WITH THE NORTHERLY LINE OF A SPUR TRACK RIGHT-OF-WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD CO, AS SAID RIGHT-OF-WAY IS

UNOFFICIAL COPY

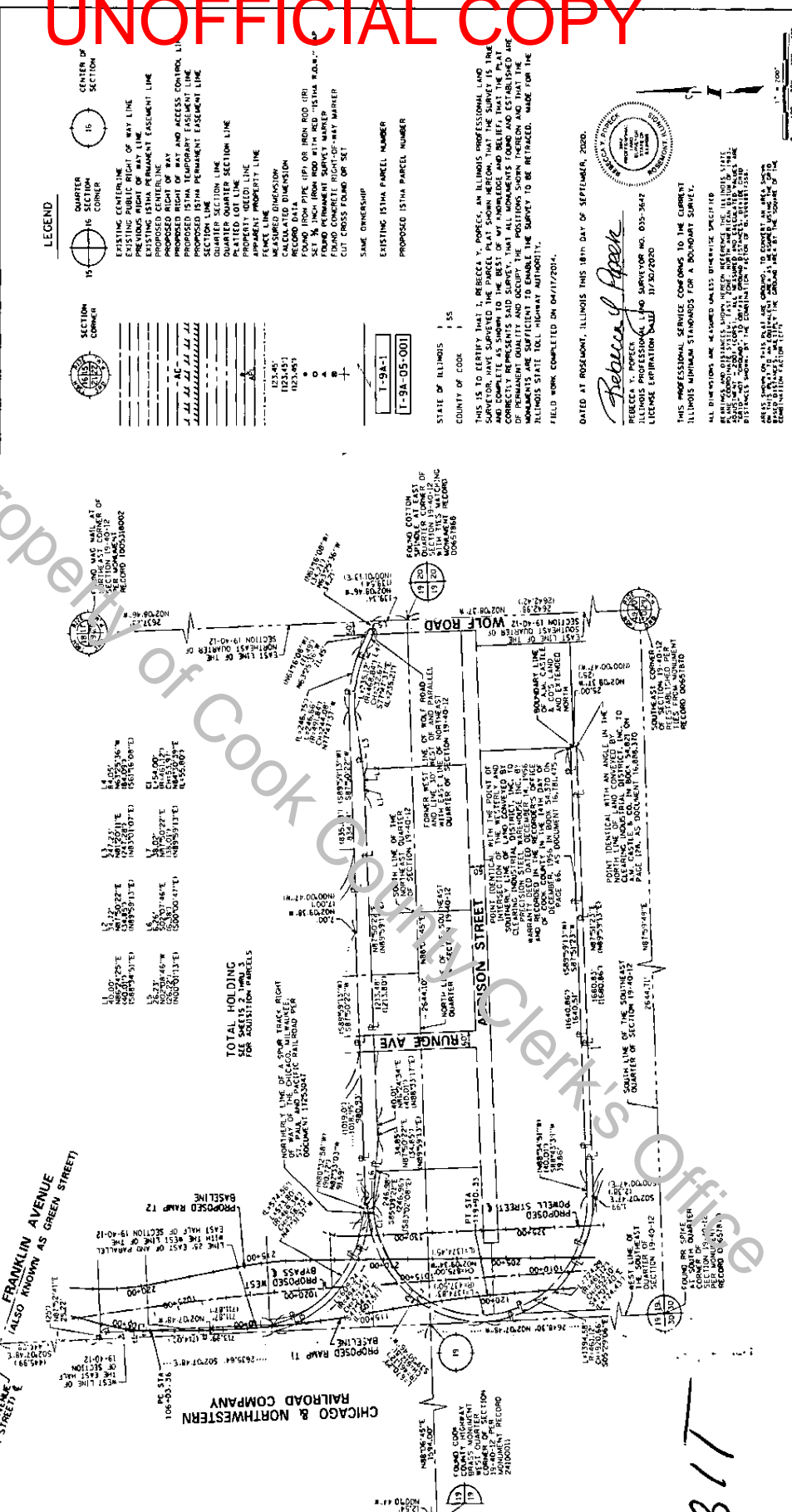
RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS IN BOOK 56324 ON PAGES 243 TO 248, AS DOCUMENT #17253047 ON THE 7TH DAY OF JULY, 1958, SAID NORTHERLY LINE BEING THE ARC OF A CURVE, CONVEX NORTHWESTERLY AND HAVING A RADIUS OF FOUR HUNDRED SIXTY-ONE AND TWELVE HUNDREDTHS (461.12) FEET; THENCE EASTERLY 1.01 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 461.12 FEET AND WHOSE CHORD BEARS NORTH 81 DEGREES 13 MINUTES 06 SECONDS EAST, 1.01 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 24.53 FEET; THENCE NORTH 82 DEGREES 33 MINUTES 03 SECONDS WEST, 0.34 FEET; THENCE NORTHWESTERLY, 573.80 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 469.34 FEET, AND WHOSE CHORD BEARS NORTH 47 DEGREES 31 MINUTES 37 SECONDS WEST, 538.73 FEET TO ITS POINT OF INTERSECTION WITH A LINE TWENTY-FIVE (25) FEET EAST OF (AT RIGHT ANGLE MEASUREMENT) AND PARALLEL WITH THE WEST LINE OF SAID EAST HALF (E 1/2) OF SECTION NINETEEN (19); THENCE NORTH 02 DEGREES 07 MINUTES 48 SECONDS WEST, ALONG SAID PARALLEL LINE, 711.87 FEET TO ITS INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO SAID WEST LINE THROUGH THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 52 MINUTES 41 SECONDS WEST, ALONG SAID RIGHT ANGLE LINE, 25.22 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Recorder of Cook County Clerk's Office

UNOFFICIAL COPY

PARCEL	ACRES	SQ.FT.	FEE	PERM. ESMT.	TEMP. ESMT.	PURPOSE
TOTAL HOLDING	4.887 ±	212,895 ±				
WA-10-12-0009.01	0.743 ±	32,378 ±	X			
WA-10-12-0009.02	0.751 ±	32,721 ±	X			
WA-10-12-0009.011	0.754 ±	32,861 ±	X			CONST.
WA-10-12-0009.021	0.421 ±	18,335 ±	X			CONST.
AREA IN EX. ROW	0.000 ±	0.000 ±				
REMAINDER	3.593 ±	147,796 ±				

PARCEL PLAT
ELGIN - O'HARE EXPRESSWAY
 EAST HALF OF SECTION 19, TWP. 40 NORTH, RANGE 12 EAST, 3RD P.M.
 COOK COUNTY, ILLINOIS
 P.M. 12-19-000-007A, 12-19-000-008



LEGEND

- SECTION CORNER
- QUARTER CORNER
- EXISTING CENTERLINE
- EXISTING PUBLIC RIGHT OF WAY LINE
- EXISTING CHINA REMAINMENT EASEMENT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED RIGHT OF WAY AND ACCESS CONTROL LINE
- PROPOSED 15TH PERMANENT EASEMENT LINE
- SECTION LINE
- QUARTER SECTION LINE
- PLATTED LOT LINE
- PROPERTY DEED LINE
- APPROXIMATE PROPERTY LINE
- MEASURED DIMENSION
- RECORD DATA
- SET 3/4 INCH FROM ROAD WITH RED "15TH ROAD" UP
- FOUND PERMANENT SURVEY MARKER
- CUT CROSS FOUND ON SET
- SAME OWNERSHIP
- EXISTING 15TH PARCEL NUMBER
- PROPOSED 15TH PARCEL NUMBER

THIS IS TO CERTIFY THAT I, REBECCA Y. PORECKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE CONDUCTED A SURVEY OF THE ABOVE DESCRIBED PROPERTY AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE SURVEY IS IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT AND THE ILLINOIS STATE TOLL-HIGHWAY AUTHORITY.

FIELD WORK COMPLETED ON 04/17/2014.

DATED AT ROSEMONT, ILLINOIS THIS 18TH DAY OF SEPTEMBER, 2000.

REBECCA Y. PORECKA
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2647
 LICENSE EXPIRATION DATE 31/30/2020

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED.

BEARINGS AND DISTANCES WERE MEASURED REFERENCE THE ILLINOIS STATE PLAT AND MERIDIAN. LOCAL VARIATIONS IN MAGNETIC DECLINATION WERE NOT APPLIED UNLESS SPECIFICALLY INDICATED BY THE COMBINATORIAL PORTION OF THE INSTRUMENT.

AREAS SHOWN ON THIS PLAT ARE GRANTED, TO GOVERN AN AREA SHOWN ON THE PLAT, TO BE USED AS A TOLL-HIGHWAY PROJECT. THE AREA SHOWN ON THIS PLAT IS SUBJECT TO THE ILLINOIS STATE TOLL-HIGHWAY ACT AND THE ILLINOIS STATE TOLL-HIGHWAY AUTHORITY.

TOTAL HOLDINGS

ELGIN - O'HARE EXPRESSWAY	CONTRACT NO.
\$100,000.00	1-12-4058
PARCEL WA-10-12-0009	DRAWING NO.
OWNER: 2000 LINE RAILROAD COMPANY	1 OF 6
OWNER: 2000 LINE RAILROAD COMPANY	SUBSIDIARY

ILLINOIS STATE TOLL-HIGHWAY AUTHORITY
 2700 OGDEN AVENUE
 DOWNERS GROVE, ILLINOIS 60515

ILLINOIS Tollway

AMSCO INC.

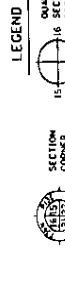
DATE: 09/17/2014
 REVISION: PER 15TH REVIEW
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 APPROVED BY: J. H. HARRIS

Exhibit

EXHIBIT

UNOFFICIAL COPY

PARCEL	ACRES	SO. FT.	FEE	PERM. ESMT.	TEMP. ESMT.	PURPOSE
TOTAL HOLDING	4.887 ±	212.895 ±				
WA-12-009.01	0.743 ±	32.378 ±	X			
WA-12-009.02	0.751 ±	32.721 ±	X			
WA-12-009.011	0.754 ±	32.861 ±		X		CONST.
WA-12-009.021	0.421 ±	19.325 ±		X		CONST.
AREA IN EX. ROW	0.000 ±	0.000 ±				
REMAINDER	3.393 ±	147.796 ±				



EXISTING CENTERLINE OF WAY LINE
 PROPOSED RIGHT OF WAY LINE
 PROPOSED 15TH PERMANENT EASEMENT LINE
 PROPOSED CENTERLINE
 PROPOSED 15TH TEMPORARY EASEMENT LINE
 PROPOSED RIGHT OF WAY AND ACCESS CONTROL LINE
 PROPOSED 15TH PERMANENT EASEMENT LINE
 QUARTER SECTION LINE
 QUARTER QUARTER SECTION LINE
 PLATTED LOT LINE
 APPLICABLE DIMENSION
 FENCE LINE
 APPLICABLE DIMENSION
 RECORD DATA
 FOUND IRON PIPE (IP) OR IRON ROD (IR)
 SET 3/4" FROM IRON ROD WITH RED 15TH A.B.M.
 FOUND IRON ROD WITH RED 15TH A.B.M.
 FOUND CONCRETE RIGHT-OF-WAY MARKER
 CUT CROSS FOUND OR SET

STATE OF ILLINOIS
 COUNTY OF COOK

THIS IS TO CERTIFY THAT I, REBECCA T. POPEL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE PLAT SHOWN HEREON, THAT THE SURVEY WAS CORRECTLY PERFORMED AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MOMENTS ARE SUFFICIENT TO LOCATE THE SURVEY TO BE RETRACED. MADE FOR THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY.

FIELD WORK COMPLETED ON 04/17/2024.

DATED AT ROSEMONT, ILLINOIS THIS 18TH DAY OF SEPTEMBER, 2024.



Rebecca T. Popel
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3642
 LICENSE EXPIRATION DATE: 12/30/2026

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED.

BEFORE ANY DISTURBANCE, THE SURVEYOR HAS REFERENCED THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY'S RECORDS AND FOUND THE FOLLOWING INFORMATION:

1. THE SURVEY IS A BOUNDARY SURVEY.

2. THE SURVEY IS A BOUNDARY SURVEY.

3. THE SURVEY IS A BOUNDARY SURVEY.

4. THE SURVEY IS A BOUNDARY SURVEY.

5. THE SURVEY IS A BOUNDARY SURVEY.

6. THE SURVEY IS A BOUNDARY SURVEY.

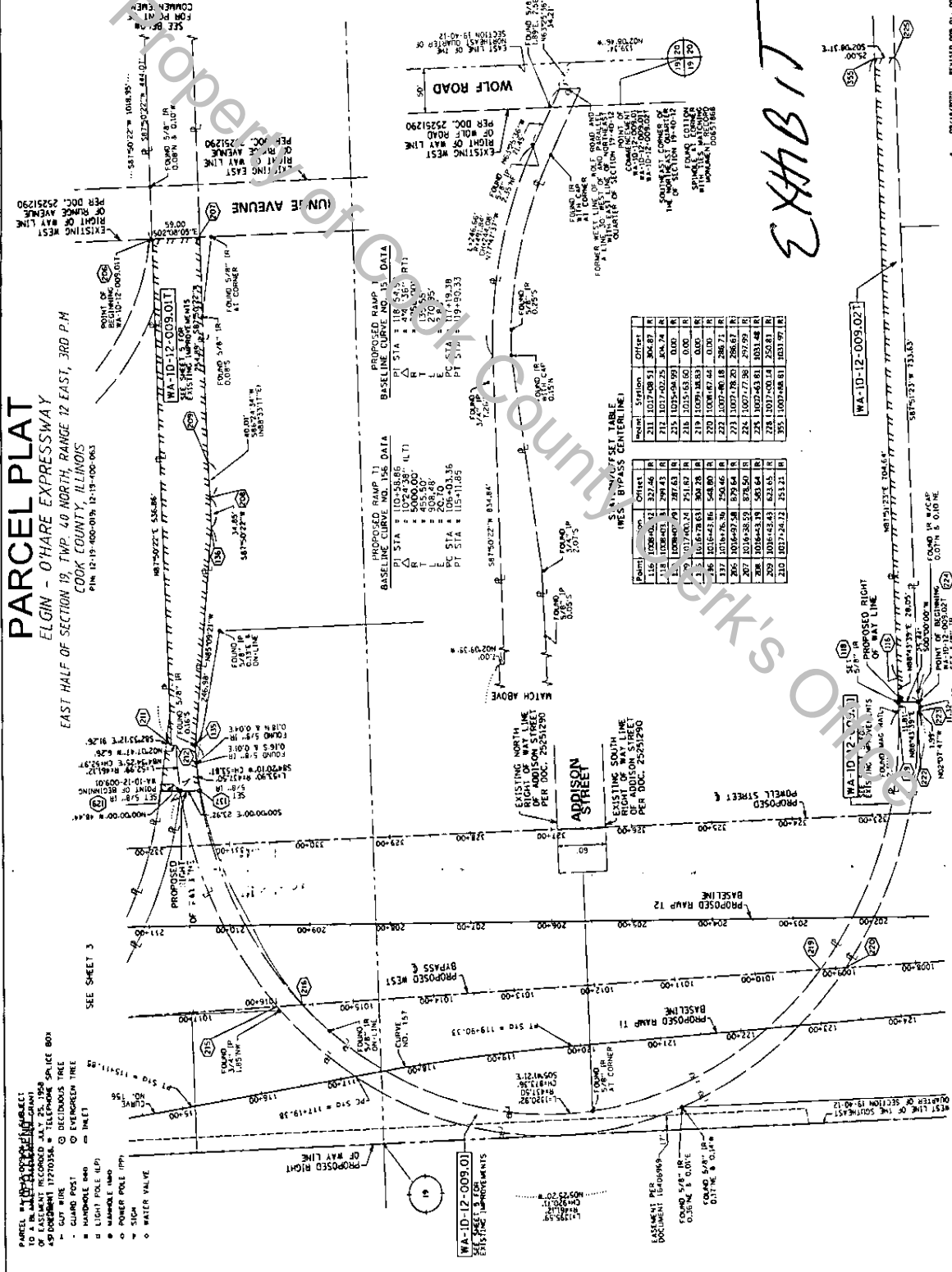
7. THE SURVEY IS A BOUNDARY SURVEY.

8. THE SURVEY IS A BOUNDARY SURVEY.

9. THE SURVEY IS A BOUNDARY SURVEY.

10. THE SURVEY IS A BOUNDARY SURVEY.

NO.	DATE	DESCRIPTION	BY
1	09/18/2024	PRELIMINARY SURVEY	REBECCA T. POPEL
2	09/18/2024	FINAL SURVEY	REBECCA T. POPEL



ILLINOIS STATE TOLL HIGHWAY AUTHORITY
 2700 OCCDEN AVENUE
 DOWNERS GROVE, ILLINOIS 60015



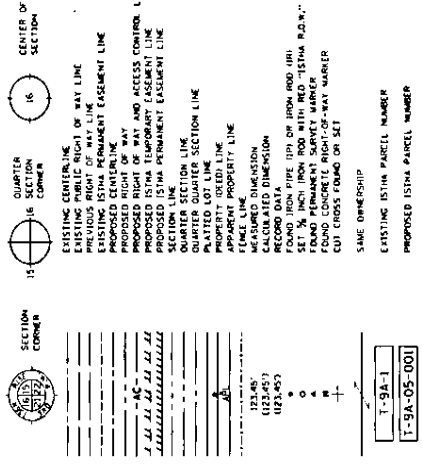
NO.	DATE	DESCRIPTION	BY
1	09/18/2024	PRELIMINARY SURVEY	REBECCA T. POPEL
2	09/18/2024	FINAL SURVEY	REBECCA T. POPEL

Exhibit

UNOFFICIAL COPY

PARCEL	ACRES	SQ. FT.	FEE	TYPE OF TAKE	PERM. ESMT.	TEMP. ESMT.	PURPOSE
TOTAL HOLDING	4.887 ±	212,895 ±					
WA-1D-12-009.01	0.743 ±	32,378 ±	X				
WA-1D-12-009.02	0.751 ±	32,721 ±	X				
WA-1D-12-009.03	0.754 ±	32,861 ±	X				CONST.
WA-1D-12-009.04	0.421 ±	18,335 ±	X				CONST.
AREA IN EX ROW	0.000 ±	0.000 ±					
REMAINDER	3.353 ±	147,795 ±					

LEGEND



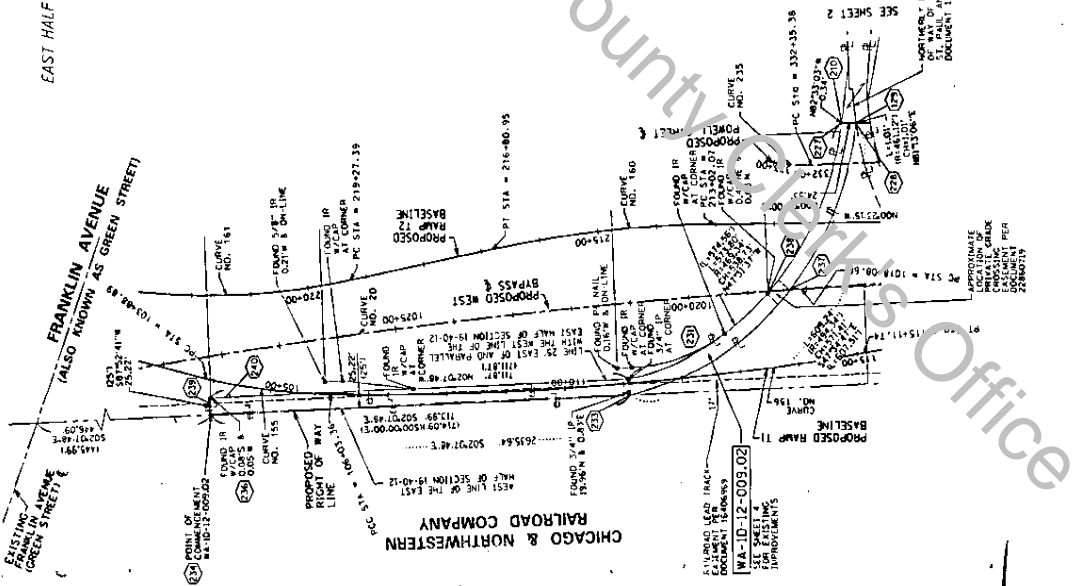
PARCEL PLAT
 ELGIN - O'HARE EXPRESSWAY
 EAST HALF OF SECTION 19, T1MP, 40 NORTH, RANGE 12 EAST, 3RD P.M.
 COOK COUNTY, ILLINOIS
 PIN: 12-19-000-15; 12-19-000-053

PROPOSED RAMP 11 BASELINE
 CURVE NO. 155 DATA
 PI STA = 104+96.58
 Δ = 127°00' (L1)
 R = 1000.00'
 L = 107.61'
 E STA = 5.77 ±
 PC STA = 102+88.98
 PT STA = 103+03.36

PROPOSED RAMP 12 BASELINE
 CURVE NO. 156 DATA
 PI STA = 118+57.51
 Δ = 4°46' (R)
 R = 3250.00'
 L = 10.55'
 E STA = 13.38 ±
 PC STA = 117+40.53
 PT STA = 117+40.53

PROPOSED WEST BYPASS 1
 CURVE NO. 181 DATA
 PI STA = 1025+74.18
 Δ = 10°58'00" (R1)
 R = 1240.00'
 L = 153.37'
 E STA = 24.37 ±
 PC STA = 1023+49.65
 PT STA = 1023+49.65

PROPOSED POWELL STREET 1
 CURVE NO. 235 DATA
 PI STA = 333+36.67
 Δ = 19°05'50" (R1)
 R = 300.00'
 L = 130.00'
 E STA = 124+31.18 ±
 PC STA = 335+67.81
 PT STA = 335+67.81



STATION/OFFSET TABLE
 (WEST BYPASS CENTERLINE)

Point Station	Offset
279 1027+02.29	25.18'
280 1027+02.29	25.18'
281 1027+02.29	25.18'
282 1027+02.29	25.18'
283 1027+02.29	25.18'
284 1027+02.29	25.18'
285 1027+02.29	25.18'
286 1027+02.29	25.18'
287 1027+02.29	25.18'
288 1027+02.29	25.18'
289 1027+02.29	25.18'
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323 1027+02.29	25.18'
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325 1027+02.29	25.18'
326 1027+02.29	25.18'
327 1027+02.29	25.18'
328 1027+02.29	25.18'
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334 1027+02.29	25.18'
335 1027+02.29	25.18'
336 1027+02.29	25.18'
337 1027+02.29	25.18'
338 1027+02.29	25.18'
339 1027+02.29	25.18'
340 1027+02.29	25.18'

Exhibit

EXHIBIT



REBECCA J. APONE
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3842
 LICENSE EXPIRATION DATE: 11/30/2020

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.
 BEARINGS ARE DISTANCES SHOWN HEREIN REFERRED TO THE ILLINOIS STATE PLAT SYSTEM. THE ILLINOIS STATE PLAT SYSTEM IS A RECTANGULAR COORDINATE SYSTEM WITH THE ILLINOIS STATE PLAT ORIGIN AT THE INTERSECTION OF THE TANGENT TO THE MERIDIAN AT THE ILLINOIS STATE PLAT ORIGIN AND THE MERIDIAN AT THE ILLINOIS STATE PLAT ORIGIN.
 AS IS SHOWN ON THIS PLAT ARE GROUNDS TO CORNER AS AREA, VOLUME, DISTANCE, OR OTHER MEASUREMENTS. THESE MEASUREMENTS ARE THE RESULT OF THE COMBINATION OF THE SURVEY AND THE DATA ON THIS PLAT.

BOUNDARY INFORMATION
 WA-1D-12-009.02
 ELGIN - O'HARE EXPRESSWAY
 PARCEL WA-1D-12-009.01
 OPEN 500' WIDE

ILLINOIS STATE TOLL HIGHWAY AUTHORITY
 2700 OGDEN AVENUE
 DOWNERS GROVE, ILLINOIS 60515

ILLINOIS
 Tollway

CONTRACT NO. 1-12-405B
 DRAWING NO. 3 DF 6

ELGIN - O'HARE EXPRESSWAY
 PARCEL WA-1D-12-009.01
 OPEN 500' WIDE

REVISIONS

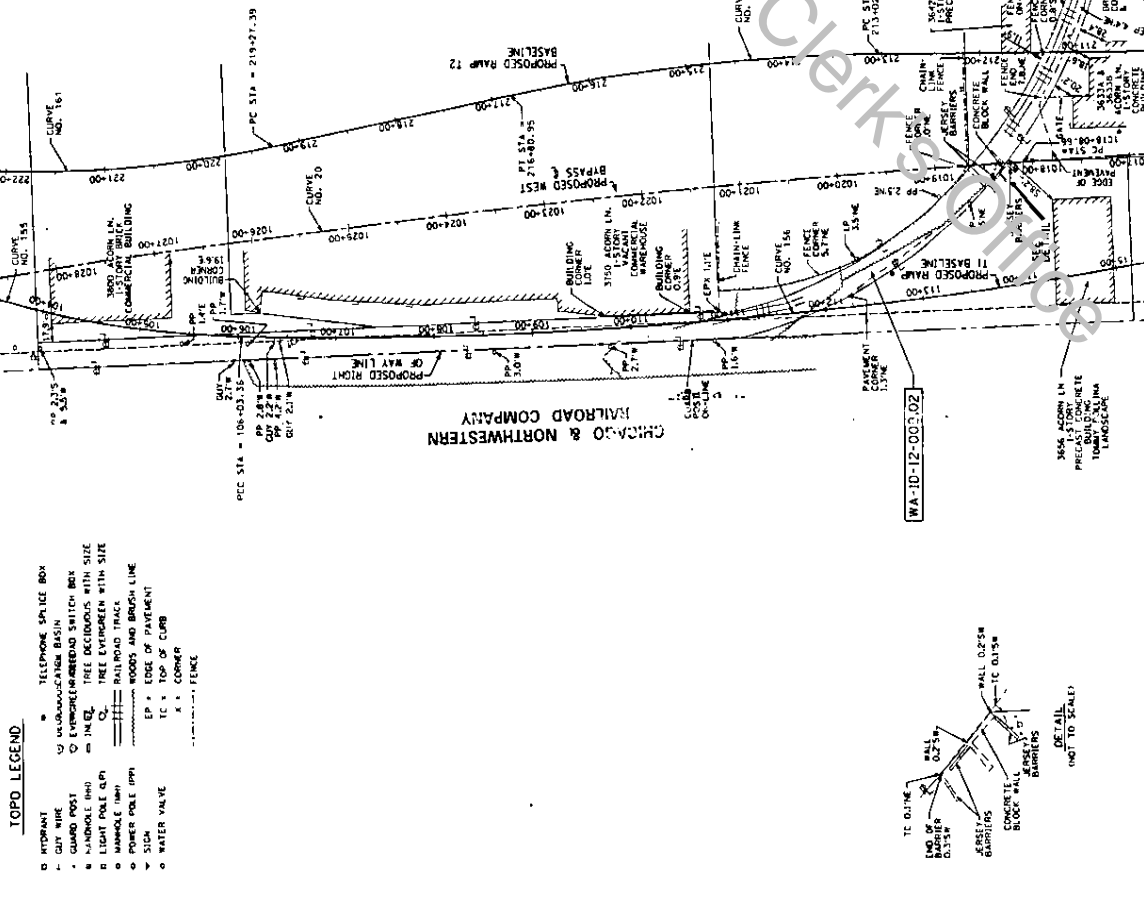
NO.	DATE	DESCRIPTION
1	11/17/2018	REVISION TO THE PARCEL
2	11/17/2018	REVISION TO THE PARCEL
3	11/17/2018	REVISION TO THE PARCEL

DESIGNED BY: JMS
 CALCULATED BY: RYP
 CHECKED BY: RYP
 APPROVED BY: RYP

UNOFFICIAL COPY

PARCEL PLAT
 ELGIN - O'HARE EXPRESSWAY
 EAST HALF OF SECTION 19, TWP. 40 NORTH, RANGE 12 EAST, 3RD P.M.
 COOK COUNTY, ILLINOIS
 PIN 12-19-000-00N 12-19-000-00S

EXHIBIT



- TOPO LEGEND**
- HYDRANT
 - CITY STREET
 - TELEPHONE SPUR TO BOX
 - TELEPHONE SPUR TO SWITCH BOX
 - TELEPHONE SPUR TO TELEPHONE
 - TELEPHONE SPUR TO HOUSE
 - TELEPHONE SPUR TO BUSINESS
 - TELEPHONE SPUR TO TRAIL
 - TELEPHONE SPUR TO FENCE
 - TELEPHONE SPUR TO WOODS
 - TELEPHONE SPUR TO BRUSH
 - TELEPHONE SPUR TO BROUGH LINE
 - TELEPHONE SPUR TO WATER VALVE
 - TELEPHONE SPUR TO CORNER
 - TELEPHONE SPUR TO FENCE

- LEGEND**
- SECTION CORNER
 - QUARTER SECTION CORNER
 - CENTER OF SECTION
 - EXISTING CENTERLINE
 - EXISTING PUBLIC RIGHT OF WAY LINE
 - EXISTING PERMANENT EASEMENT LINE
 - PROPOSED CENTERLINE
 - PROPOSED RIGHT OF WAY
 - PROPOSED PERMANENT EASEMENT LINE
 - PROPOSED 15TH TEMPORARY EASEMENT LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - PLATTED LOT LINE
 - PROPERTY BOUNDARY LINE
 - FENCE LINE
 - MEASURED DIMENSION
 - CALCULATED DIMENSION
 - FOUND IRON PIPE (PIP) OR IRON ROD (IR)
 - SET 3/4" IRON ROD WITH RED "15TH B.O.W."
 - FOUND PERMANENT SURVEY MARKER
 - FOUND PERMANENT SURVEY MARKER
 - CUT CROSS FOUND OR SET
 - SAME OWNERSHIP
 - EXISTING 15TH PARCEL NUMBER
 - PROPOSED 15TH PARCEL NUMBER

STATE OF ILLINOIS }
 COUNTY OF COOK }

THIS IS TO CERTIFY THAT I, REBECCA Y. POPECA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PARCEL PLAT SHOWN HEREON, THAT THE SURVEY IS THE RESULT OF A FIELD SURVEY AND THAT THE SURVEY IS ACCURATE AND CORRECTLY REPRESENTS SAID SURVEY. THAT ALL MONUMENTS FOUND AND ESTABLISHED AT THE TIME OF SAID SURVEY ARE TRUE AND CORRECT AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, MADE FOR THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY.

FIELD WORK COMPLETED ON 04/17/2020.

DATED AT ROSEMONT, ILLINOIS THIS 10TH DAY OF SEPTEMBER, 2020.

REBECCA Y. POPECA
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2842
 LICENSE EXPIRATION DATE: 11/30/2020

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

All data shown on this plat were obtained from a field survey conducted by the undersigned. The undersigned is not responsible for the accuracy of the information shown on this plat if it is based on data furnished by others. The undersigned is not responsible for the accuracy of the information shown on this plat if it is based on data furnished by others.

REBECCA Y. POPECA
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2842
 LICENSE EXPIRATION DATE: 11/30/2020

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

All data shown on this plat were obtained from a field survey conducted by the undersigned. The undersigned is not responsible for the accuracy of the information shown on this plat if it is based on data furnished by others. The undersigned is not responsible for the accuracy of the information shown on this plat if it is based on data furnished by others.

NO.	DATE	REVISIONS
1	04/17/2020	ISSUED FOR REVIEW
2	04/17/2020	ISSUED FOR PERMISSIBLE AS PARCEL
3	04/17/2020	ISSUED FOR IMPROVEMENT PLATS DETAIL

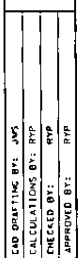
IMPROVEMENT INFORMATION
 WA-10-12-000-02
 ELGIN - O'HARE EXPRESSWAY
 COOK COUNTY, ILLINOIS

CONTRACT NO. 1-12-405B
 DRAWING NO. 4 OF 6

ILLINOIS STATE TOLL HIGHWAY AUTHORITY
 2700 OGDEN AVENUE
 DOWNERS GROVE, ILLINOIS 60015

DESIGNED BY: JMS	CHECKED BY: RVP
DRAWN BY: RVP	APPROVED BY: RVP

PROJECT NO. 12-19-000-00N 12-19-000-00S
 SHEET NO. 13 OF 15



UNOFFICIAL COPY

PARCEL PLAT ELGIN - OHARE EXPRESSWAY EAST HALF OF SECTION 19, TWP. 40 NORTH, RANGE 12 EAST, 3RD P.M. COOK COUNTY, ILLINOIS PIN 12-19-400-019, 12-19-400-063

LEGEND

- EXISTING CENTERLINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EXTRA PERMANENT EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY AND ACCESS CONTROL LINE
- PROPOSED EXTRA PERMANENT EASEMENT LINE
- QUARTER SECTION LINE
- QUARTER QUARTER SECTION LINE
- PROPERTY BOUNDARY LINE
- APPROXIMATE DIMENSION
- RECORDED DATA
- CONCRETE CURB (ON OR FROM ROAD (R))
- FOUND PERMANENT SURVEY MARKER
- FOUND CONCRETE RIGHT-OF-WAY MARKER
- CUT CROSS (ON OR SET)
- SAME OWNERSHIP
- EXISTING ISTHA PARCEL NUMBER
- PROPOSED ISTHA PARCEL NUMBER

STATE OF ILLINOIS)
COUNTY OF COOK)

T-9A-1
T-9A-05-001

THIS IS TO CERTIFY THAT I, REBECCA T. POPEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PARCEL PLAT SHOWN HEREON. THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED A CORNER TO THE SURVEY ARE TRUE AND CORRECTLY PLACED, AND THAT ALL DISTANCES AND BEARINGS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. MADE FOR THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY.

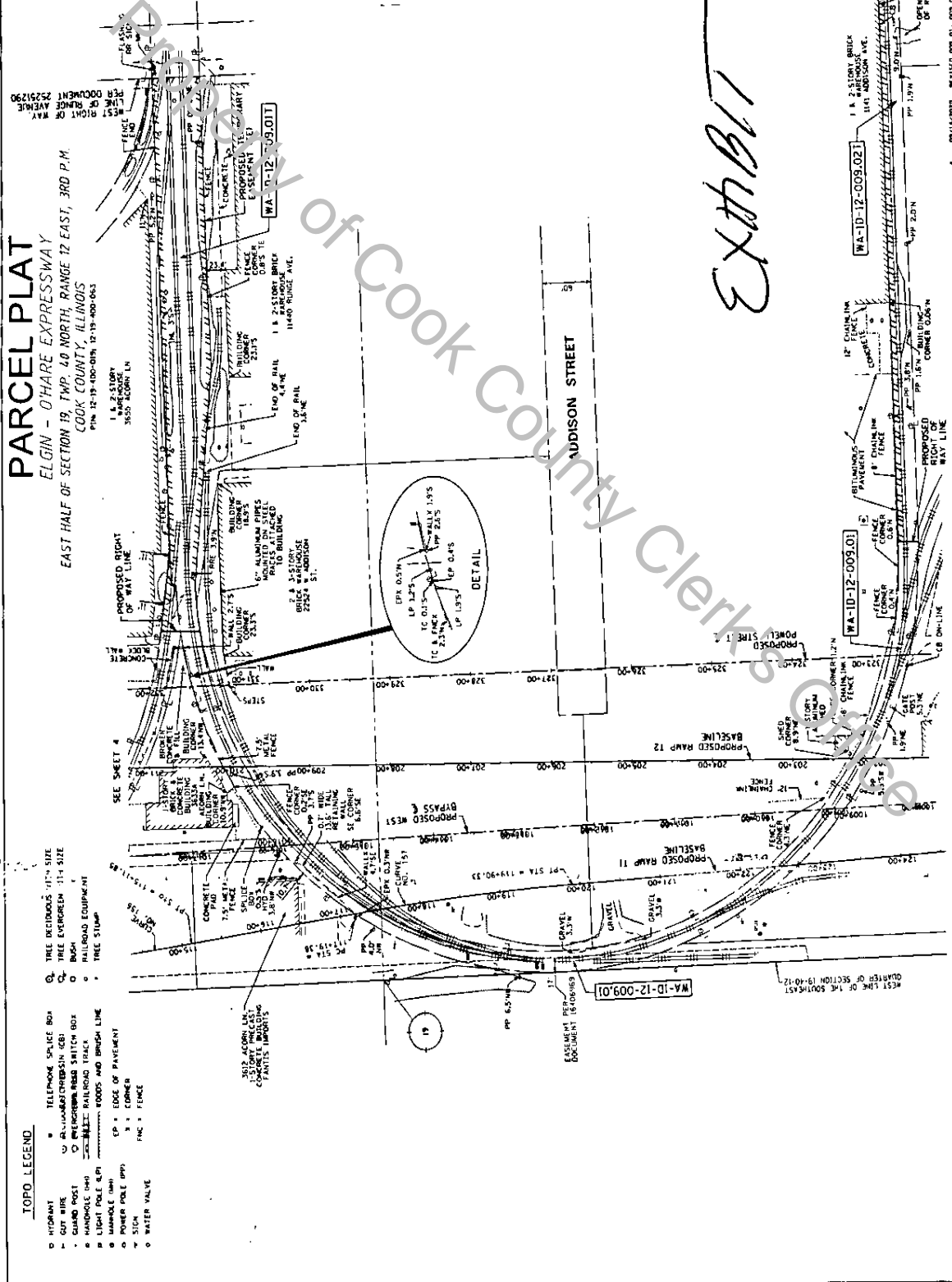
FIELD WORK COMPLETED ON 04/17/2014.

DATED AT ROSEMONT, ILLINOIS THIS 18TH DAY OF SEPTEMBER, 2020.



Rebecca T. Popok
REBECCA T. POPEK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 033-3642
LICENSE EXPIRATION DATE: 11/30/2020

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED. BEARINGS AND DISTANCES FROM THE MONUMENTS TO THE CORNERS AND ALL OTHER POINTS OF INTEREST ARE MEASURED TO THE CORNERS AND ALL OTHER POINTS OF INTEREST. THE DISTANCES SHOWN BY THE COMBINATION FACTOR OF 0.9999999999 ARE BASED ON THE ASSUMPTION THAT THE MONUMENTS ARE TRUE AND CORRECTLY PLACED. THE DISTANCES SHOWN BY THE COMBINATION FACTOR OF 0.9999999999 ARE BASED ON THE ASSUMPTION THAT THE MONUMENTS ARE TRUE AND CORRECTLY PLACED. THE DISTANCES SHOWN BY THE COMBINATION FACTOR OF 0.9999999999 ARE BASED ON THE ASSUMPTION THAT THE MONUMENTS ARE TRUE AND CORRECTLY PLACED.



ILLINOIS TOLLWAY
ILLINOIS STATE TOLL HIGHWAY AUTHORITY
2700 OSDEN AVENUE
DOWNERS GROVE, ILLINOIS 60515

CONTRACT NO. 1-12-4058
DRAWING NO. 5 OF 6

ELGIN - OHARE EXPRESSWAY
SOUTH SIDE, ILLINOIS
PARCEL WA-ID-12-009
OWNER: 500 LMF (ILLINOIS) COMPANY / SUBSIDIARY
DATE: 12/19/2020

REVISIONS

NO.	DATE	DESCRIPTION
1	09/17/2020	PRELIMINARY ITHA REVIEW
2	10/12/2020	ADDITIONAL COMMENTS BY FAMILY
3	10/17/2020	ADDITIONAL COMMENTS BY FAMILY

IMPROVEMENT INFORMATION
WA-ID-12-009.01
WA-ID-12-009.02
WA-ID-12-009.03

Exhibit

Exhibit B

