

UNOFFICIAL COPY

63-49-604

DEED

22 946 698

Grantor, ILLINOIS CENTRAL GULF RAILROAD COMPANY, a Delaware Corporation having its principal place of business at 233 North Michigan Avenue, Chicago, Illinois (hereinafter called "Grantor"), for the consideration of \$4,897,799.00, the receipt and sufficiency of which are hereby acknowledged, hereby grants, remises, releases, aliens and conveys and warrants to CHICAGO TITLE AND TRUST COMPANY, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under Agreement dated December 19, 1974, and known as Trust No. 1065481 (hereinafter called "Grantee"), its successors and assigns forever, all the property situated in Chicago, Cook County, Illinois, described on Exhibit A, which is attached hereto and made a part hereof, together with all and singular the hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining, and the reversions and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said Grantee, its successors and assigns forever, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth, reserving unto itself, its successors and assigns, the right to dedicate a perpetual easement to the City of Chicago for subway construction in, under and across the surface of that part of Parcel 1, described in Exhibit A attached hereto, at the location set forth in Section 12b of the 1969 Amendatory Lake Front Ordinance adopted by the City Council of the City of Chicago, Illinois on September 17, 1969 and appearing at pages 6120-50 of the Journal of Proceedings of said Council for September 17, 1969. Grantee covenants and agrees for itself, its successors

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*The deed prepared by
 Bruce A. Lewis, City of
 Cambridge, Cook County, Ill.*

MAIL TO: W.F. CERNE
 ILLINOIS CENTER CORP.
 233 N. MICHIGAN AVE., CHICAGO ILL 60601



and assigns, to join in such dedication and to execute such other documents as may be legally required to dedicate such perpetual easement in accordance with the provisions of said Ordinance.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 199 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part

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thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement: and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument

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was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Chicago Title and Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything that it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation, or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the

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Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title and Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

The conveyance hereby made is subject to:

- A. General taxes, if any, for the year 1975 and subsequent years.
- B. Terms and conditions of the Lake Front Ordinance passed by the City Council of the City of Chicago, July 21, 1919, and effective July 31, 1919, and the subsequent amendments to date thereto, including, but not limited to, the amendments of October 24, 1929 and September 17, 1969.
- C. Building and zoning laws or ordinances.

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- D. Existing rights and easements of record of all public utility companies and others over and across the property conveyed hereby and adjacent properties.
- E. Acts of Grantee and of any one claiming by, through or under Grantee.
- F. Terms and provisions of this Deed.

It is understood that, except as to the warranty of title contained herein, the Grantor has made no representations and gives no warranties with respect to the physical state of the property conveyed hereby, and Grantee accepts the same in the condition existing on the date of this Deed.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its _____ Secretary, this 19th day of December, 1974.

ILLINOIS CENTRAL GULF RAILROAD COMPANY

By [Signature]
Vice President

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Attest:

[Signature]
Secretary

Clerk's Office

LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND, BEING A PART OF THE LANDS LYING EAST OF AND ADJOINING THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN INCLUDED WITHIN FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH STETSON AVENUE (74.00 FEET WIDE), AS SAID NORTH STETSON AVENUE WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY INSTRUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE 3RD DAY OF MAY, 1972, AS DOCUMENT NO. 21889519, WITH THE NORTH LINE OF EAST SOUTH WATER STREET (92.00 FEET WIDE), AS SAID EAST SOUTH WATER STREET IS DEFINED IN THE AMENDATORY LAKE FRONT ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 17TH DAY OF SEPTEMBER, 1969, SAID POINT OF INTERSECTION BEING 852.735 FEET, MEASURED ALONG A SOUTHWARD EXTENSION OF SAID EAST LINE, NORTH FROM THE POINT OF INTERSECTION OF SAID EXTENDED LINE WITH THE NORTH LINE, EXTENDED EAST, OF EAST RANDOLPH STREET, AND RUNNING

THENCE NORTH ALONG SAID EAST LINE OF NORTH STETSON AVENUE (SAID EAST LINE BEING A LINE WHICH IS 451.50 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH THE EAST LINE, EXTENDED NORTH OF NORTH BEAUBIEN COURT), A DISTANCE OF 169.756 FEET;

THENCE EAST ALONG A LINE PERPENDICULAR TO SAID EAST LINE OF NORTH STETSON AVENUE, SAID PERPENDICULAR LINE BEING PARALLEL WITH SAID NORTH LINE OF EAST SOUTH WATER STREET, A DISTANCE OF 173.508 FEET;

THENCE SOUTH ALONG A LINE PARALLEL WITH SAID EAST LINE OF NORTH STETSON AVENUE, A DISTANCE OF 169.756 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF EAST SOUTH WATER STREET; AND

THENCE WEST ALONG SAID NORTH LINE OF EAST SOUTH WATER STREET, A DISTANCE OF 173.508 FEET TO THE POINT OF BEGINNING.

CONTAINING 29,454 SQUARE FEET OF LAND, MORE OR LESS.

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LEGAL DESCRIPTION

PARCEL 2

A PARCEL OF LAND, BEING A PART OF THE LANDS LYING EAST OF AND ADJOINING THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN INCLUDED WITHIN FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PARCEL OF LAND IS LOCATED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH STETSON AVENUE (74.00 FEET WIDE), AS SAID NORTH STETSON AVENUE WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY INSTRUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE 3RD DAY OF MAY, 1972, AS DOCUMENT NO. 21889519, WITH THE NORTH LINE OF EAST SOUTH WATER STREET (22.00 FEET WIDE), AS SAID EAST SOUTH WATER STREET IS DEFINED IN THE AMENDATORY LAKE FRONT ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 17TH DAY OF SEPTEMBER, 1969, SAID POINT OF INTERSECTION BEING 852.735 FEET, MEASURED ALONG A SOUTHWARD EXTENSION OF SAID EAST LINE, NORTH FROM THE POINT OF INTERSECTION OF SAID EXTENDED LINE WITH THE NORTH LINE, EXTENDED EAST, OF EAST RANDOLPH STREET, AND RUNNING

THENCE EAST ALONG SAID NORTH LINE OF EAST SOUTH WATER STREET (WHICH NORTH LINE IS PERPENDICULAR TO SAID EAST LINE OF NORTH STETSON AVENUE), A DISTANCE OF 173.508 FEET TO A POINT OF BEGINNING AT THE SOUTHWEST CORNER OF SAID HEREINAFTER DESCRIBED PARCEL OF LAND,

THENCE NORTH ALONG A LINE PARALLEL WITH SAID EAST LINE OF NORTH STETSON AVENUE, A DISTANCE OF 147.030 FEET;

THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE, AND SAID NORTH LINE EXTENDED EAST, OF EAST SOUTH WATER STREET, A DISTANCE OF 179.033 FEET TO AN INTERSECTION WITH THE WEST LINE OF NORTH COLUMBUS DRIVE, AS SAID NORTH COLUMBUS DRIVE WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY INSTRUMENT RECORDED IN SAID RECORDER'S OFFICE ON THE 5TH DAY OF JUNE, 1972, AS DOCUMENT NO. 21925615, SAID POINT OF INTERSECTION BEING 1003.565 FEET, MEASURED ALONG SAID WEST LINE, NORTH FROM THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE, EXTENDED EAST, OF EAST RANDOLPH STREET.

THENCE SOUTH ALONG SAID WEST LINE OF NORTH COLUMBUS DRIVE (SAID WEST LINE BEING 804.041 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH THE EAST LINE, AND SAID EAST LINE EXTENDED NORTH, OF NORTH BEAUBIEN COURT), A DISTANCE OF 127.030 FEET TO A POINT WHICH IS 20.00 FEET, MEASURED ALONG SAID WEST LINE, NORTH FROM SAID NORTH LINE OF EAST SOUTH WATER STREET EXTENDED EAST;

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THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 28.284 FEET TO A POINT ON SAID NORTH LINE OF EAST SOUTH WATER STREET WHICH IS 20.00 FEET, MEASURED ALONG THE EXTENSION OF SAID NORTH LINE, WEST FROM SAID WEST LINE OF NORTH COLUMBUS DRIVE AND

THENCE WEST ALONG SAID NORTH LINE OF EAST SOUTH WATER STREET, A DISTANCE OF 159.033 FEET TO THE POINT OF BEGINNING.

CONTAINING 26,123 SQUARE FEET OF LAND, MORE OR LESS.

★ 0 3 3 0 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE DEC 20 74 ★
★ P.B. 11197 ★



429.00

★ 0 3 3 3 STATE OF ILLINOIS ★
★ REAL ESTATE TRANSFER TAX ★
★ DEPT. OF REVENUE DEC 20 74 ★
★ P.B. 10684 ★



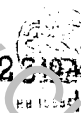
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★ REAL ESTATE TRANSFER TAX ★
★ DEPT. OF REVENUE DEC 20 74 ★
★ P.B. 10684 ★



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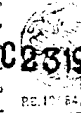
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★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE DEC 20 74 ★
★ P.B. 11197 ★



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LEGAL DESCRIPTION

PARCEL 3

A PARCEL OF LAND, BEING A PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF N. COLUMBUS DRIVE (AS SAID N. COLUMBUS DRIVE WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY INSTRUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE 5TH DAY OF JUNE, 1972 AS DOCUMENT NO. 21925615), AT A POINT WHICH IS 768.878 FEET, MEASURED ALONG SAID EAST LINE, NORTH FROM THE POINT OF INTERSECTION OF SAID EAST LINE, EXTENDED SOUTH, WITH THE NORTH LINE, EXTENDED EAST, OF E. RANDOLPH STREET; AND RUNNING

THENCE EAST ALONG A LINE PERPENDICULAR TO SAID EAST LINE OF N. COLUMBUS DRIVE (SAID PERPENDICULAR LINE BEING ALSO THE NORTH LINE OF THE ARCADE LEVEL PARK AS SAID ARCADE LEVEL PARK IS LOCATED AND DEFINED IN THE AMENDATORY LAKE FRONT ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 17TH DAY OF SEPTEMBER, 1960), A DISTANCE OF 160.571 FEET;

THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 163.664 FEET;

THENCE WEST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 163.571 FEET TO AN INTERSECTION WITH SAID EAST LINE OF N. COLUMBUS DRIVE; AND

THENCE SOUTH ALONG SAID EAST LINE OF N. COLUMBUS DRIVE, A DISTANCE OF 163.664 FEET TO THE POINT OF BEGINNING.

CONTAINING 26,280 SQUARE FEET OF LAND, MORE OR LESS.

EXCEPTING THEREFROM THE LAND, PROPERTY AND SPACE WHICH LIES BELOW, AND EXTENDS DOWNWARD FROM, A PLANE (OR PLANES) 14.50 FEET VERTICALLY ABOVE THE LOWER LEVEL AS DEFINED IN SAID AMENDATORY LAKE FRONT ORDINANCE, AND IS ENCLOSED BY THE BOUNDARIES, PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH, OF THE NORTH 66.00 FEET OF THE SOUTH 75.842 FEET OF SAID PARCEL OF LAND; WHICH LAND, PROPERTY AND SPACE IS TO BE DEDICATED AND CONVEYED TO THE CITY OF CHICAGO FOR PUBLIC UTILITIES PURSUANT TO THE TERMS OF SAID AMENDATORY LAKE FRONT ORDINANCE.

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John H. ...

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COOK COUNTY RECORDS

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