

**AFFIDAVIT GIVEN TO
RELEASE EASEMENT**

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Doc# 2207522003 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/16/2022 09:35 AM PG: 1 OF 3

WHEREAS, that certain Quitclaim Deed was executed on December 18, 1972 by Burlington Northern Inc., as grantor, in favor of International Multifoods Corporation, as grantee, wherein said grantor conveyed and quitclaimed to said grantee a portion of Successor Owner's (as defined below) real property described on Exhibit A attached hereto and made a part hereof (the "Property"). Said deed was recorded on January 23, 1973 as document 22196193 in the office of the Recorder of Deeds, Cook County, Illinois (the "Deed"). In the Deed, said grantor reserved unto itself, its successors and assigns, a railroad right of way easement over a portion of the Property, said portion having been described in the Deed. Said reservation of easement provided that it would exist so long as grantor's Track No. 48 is used or required for railway purposes and until said grantor removed or abandoned said track in place.

WHEREAS, the ownership of the Property (including, without limitation, that portion of the Property as was described in the Deed as having been conveyed by said grantor to said grantee) is now of record in K Town Investments LLC, an Illinois limited liability company ("Successor Owner").

WHEREAS, the Successor Owner now desires to cause to be terminated and released any and all easements reserved in the Deed including, without limitation, said railroad right of way easement.

WHEREAS, the Successor Owner obtained a current survey of the Property, as well as other adjacent property, prepared by National Survey Service, Inc., with said survey having a Survey No. of N-130749. Said survey contained a surveyor's note stating that any remains of the subject railroad Track No. 48 are now abandoned, and the easement is apparently terminated.

NOW, THEREFORE, the Successor Owner hereby affirms that, as shown on said survey, the railroad track which was the subject of the railroad right of way easement reserved in the Deed is no longer in place, having been abandoned and or removed. The Successor Owner hereby authorizes and requests the Cook County Clerk's Recording Division to enter this Affidavit Given to Release Easement on the proper record in its office.

Dated: March 15, 2022

K Town Investments LLC

By: Ogden Development L.L.C., its manager

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By: John W. Wilson
John W. Wilson, its manager

STATE OF ILLINOIS, COUNTY OF COOK ss.

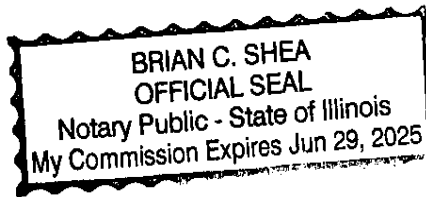
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John W. Wilson, as manager of Ogden Development L.L.C., the manager of K Town Investments LLC, who is personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of March 2022.

Brian C. Shea

(Notary Public)

Prepared by and after recording return to:
Brian C. Shea, Esq.
Shea Law P.C.
1120 N. Lake Shore Drive
Chicago, IL 60611-1353



Servient Land Permanent Index Number: Part of 16-27-210-006-0000
Address of Property: 4147 W. Ogden Avenue, Chicago, IL 60623

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description of the Property

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE SOUTHERLY LINE OF OGDEN AVENUE, LYING WESTERLY OF THE WEST LINE OF SOUTH KEDVALE AVENUE, LYING NORTHERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE BURLINGTON NORTHERN, INC. (FORMERLY CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY), AND LYING EASTERLY OF THE FOLLOWING DESCRIBED COURSES, TO-WIT: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF OGDEN AVENUE AND A LINE 205 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH KEELER AVENUE; THENCE SOUTH ALONG SAID PARALLEL LINE 72.50 FEET TO A POINT OF CURVE OF A CURVED LINE, CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 52.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE AN ARC DISTANCE OF 39.25 FEET TO A POINT OF REVERSE CURVE OF A CURVED LINE, CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 52.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE AN ARC DISTANCE OF 39.25 FEET TO A POINT OF TANGENCY ON A LINE 233 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH KEELER AVENUE; THENCE SOUTH ALONG SAID PARALLEL LINE 212.84 FEET TO A POINT OF CURVE OF A CURVED LINE, CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 52.50 FEET AND BEING TANGENT TO THE ABOVE DESCRIBED LINE; THENCE SOUTHWESTERLY ALONG SAID CURVED LINE AN ARC DISTANCE OF 42.11 FEET TO A POINT OF REVERSE CURVE OF A CURVED LINE, CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 52.50 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVED LINE AN ARC DISTANCE OF 42.10 FEET TO A POINT OF TANGENCY ON A LINE 201 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH KEELER AVENUE; THENCE SOUTH ALONG SAID PARALLEL LINE 61.80 FEET TO A POINT OF CURVE OF A CURVED LINE, CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVED LINE AN ARC DISTANCE OF 41.15 FEET TO ITS INTERSECTION WITH A LINE 185 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH KEELER AVENUE; THENCE SOUTH ALONG SAID PARALLEL LINE 56.00 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN, INC., AFORESAID; IN COOK COUNTY, ILLINOIS.

ALSO, THE WEST 1/2 OF VACATED SOUTH KEDVALE AVENUE LYING BETWEEN WEST OGDEN AVENUE AND THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY AND LYING IMMEDIATELY EAST OF AND ADJACENT TO THE ABOVE-DESCRIBED PARCEL, AS VACATED BY ORDINANCE RECORDED AS DOCUMENT NO. 94801258 ON SEPTEMBER 14, 1994 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS.