

UNOFFICIAL COPY

23 458 810

64-22-401

LATEX DATE 64-22-401 Day

THIS INDENTURE Witnesseth that the Grantor, ILLINOIS CENTRAL GULF RAILROAD COMPANY, a Delaware corporation, for and in consideration of the sum of Ten and 00/100 (\$10.00)----- 23 458 810 Dollars in hand paid, and other valuable considerations, hereby conveys, releases, remises and forever quitclaims to the Grantee,

RIVERSIDE ASSOCIATES EAST, an Illinois limited partnership,

12⁰⁰

all its right, title, interest and claim in and to the following described lands and property situated in the County of Cook and State of Illinois, to-wit:

That part of the Illinois Central Gulf Railroad right-of-way in the Northeast Quarter of Section 25, Township 39 North, Range 12, East of the Third Principal Meridian, Cook County, Illinois; bounded and described as follows:

Beginning at the intersection of the westerly line of the North-South Illinois Central Gulf Railroad right-of-way (which is the west line of the East 1273.75 feet of said Northeast Quarter) with the northerly line of the Easterly-Westerly Illinois Central Gulf right-of-way, said point being 1273.75 feet West and 2370.46 feet South of the Northeast Corner of said Northeast Quarter; thence North along the West line of the East 1273.75 feet of said Northeast Quarter a distance of 2370.46 feet to a point on the North line of the Northeast Quarter of said Section 25; thence East along said North line of the Northeast Quarter of Section 25 a distance of 100 feet to a point on a line which is 1173.75 feet West of and parallel to said East line of the Northeast Quarter of said Section 25; thence South along said line which is 1173.75 feet West and parallel to said East line of the Northeast Quarter of Section 25, a distance of 2078.32 feet to a point of curvature; thence Southeast along a curved line concave to the Northeast with a central angle of 67 degrees, 5 minutes and 44 seconds with a radius of 504 feet a distance of 590.20 feet to a point of tangency with said Northerly line of the Illinois Central Gulf Railroad Easterly-Westerly right-of-way; thence Northwesterly along said Northerly line which is tangent with the last described curve at the last described point a distance of 442.76 feet to the point of beginning.

Containing 257,056 square feet or 5.901 acres more or less.

Grantor reserves unto itself, its successors and assigns an easement for railroad purposes 20 feet wide, being 10 feet in width on each side of the centerline of Grantor's Harlem District main track and spur tracks as they lie over and across the above described parcel with reasonable right of entry to use, operate over and replace or remove said track and appurtenances for as long as required for railroad purposes and until abandoned and trackage removed so long as Grantor does not unreasonably interfere with Grantees use of the remainder of the premises which are herein above conveyed.

Grantee agrees not to interfere with the rights herein reserved or any facilities used pursuant thereto.

23 458 810

COOK CO. NO. 016 199098

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 110.00

110.00

23 458 810

Grantor reserves for itself, its successors and assigns all coal, oil, gas, ores and any other minerals whether similar or dissimilar or now known to exist or hereafter discovered of every kind in, on or under said premises, together with the right at any time to explore, drill for, mine, remove and market all such products in any manner which will not damage structures on the surface of said premises. Grantee will release for itself, its successors or assigns the Grantor, its successors or assigns from any liability for any damages attributable to removing said minerals and this release shall run with the land.

Grantor reserves the right for the continued maintenance, replacement and use of all existing conduits, sewers, water mains, gas lines, electric power lines, wires and other utilities and easements on said premises whether or not of record including the repair, reconstruction and replacement thereof and Grantee agrees not to interfere with the rights herein reserved or any facilities used pursuant thereto.

As a part of the consideration hereof, and in accepting this conveyance, the Grantee agrees and binds itself to purchase, affix and cancel any and all documentary stamps of every kind and nature in the amount prescribed by statute, and to pay any and all required transfer taxes and fees incidental to recordation of this instrument.

In Witness Whereof, ILLINOIS CENTRAL GULF RAILROAD COMPANY, the Grantor, has caused these presents to be signed by its Director of Real Estate, and its corporate seal, duly attested by its Assistant Secretary to be hereunto affixed, they being thereunto duly authorized,

J.C.M. this ^{17th} day of ^{NOVEMBER} ~~March~~, 19⁷⁵ ~~76~~.

ILLINOIS CENTRAL GULF RAILROAD COMPANY

By *R. L. ...*
Director of Real Estate



R. L. ...
Assistant Secretary

23 458 810

UNOFFICIAL COPY

-3-

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify, that R. A. Irvine personally known to me to be the Director of Real Estate of the Illinois Central Gulf Railroad Company, a Delaware Corporation, and R. C. Wiese 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 under oath severally acknowledged that as such Director of Real Estate and Assistant Secretary, they signed and delivered the said instrument as Director of Real Estate 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 seal this 17th day of November, 1976

Betty M. Richards
Notary Public



COOK COUNTY RECORDS
FILED FOR RECORD
APR 21 1976 3 03 PM

RECORDED
#23 58810

Description approved RL Williams
Form approved Robert R. Miller
Attorney

23 588 810

THIS INSTRUMENT
PREPARED BY
C.G. KINGERY
REAL ESTATE DEPT.
STATE CO.
202 N. MICHIGAN
CHICAGO, ILL. 60601

DESCRIPTION APPROVED _____
FORM APPROVED _____

64-22-401

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Charles C. Kingsley, Spouse Title a Closing ICBRLC, being duly sworn on oath, states that he resides at Chicago Ill. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR-
- the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyances of land for highway or other public purposes or grants or Conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me
this _____ day of _____, 19____.

NOTARY PUBLIC

23 458 810