

# UNOFFICIAL COPY

PROPERTY DEED

NO. 970  
OCTOBER, 1967

GEORGE E. COLE  
LEGAL FORMS

2

This Indenture, made this 5th day of May 1977, between

DONALD C. BROCK

Trustee under Trust Agreement

12.00

653485367

date of the 7th day of June, 1971, grantor and

LOIS WARD

of 50 South LaSalle Street, Chicago, Illinois grantee

WITNESSETH, That the grantor, in consideration of the sum of TEN and no/100

Dollars (\$10.00) and other good and valuable consideration,

has receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee, and of every other power and authority the grantor hereunto enabling, does hereby convey and quitclaim unto the grantee, in fee simple, the following described real estate, situated

in the County of Cook and State of Illinois, to wit:

**Parcel 1**  
That part of Lot Fifteen (15) in Seymour Estate of Freer's Subdivision of the East 1/2 of the South West 1/4 of Section 22, Township 39 North, Range 13 East of the Third Principal Meridian, described as commencing at a point of intersection of the West line of South Kilbourn Avenue, and the North line of said Lot 15, thence West along the North line of said Lot 15, a distance of 283.64 feet, thence Southeasterly on a curved line convex to South West having a radius of 469.52 feet to an intersection with West line of South Kilbourn Avenue, a distance of 258.97 feet more or less to the place of beginning;

**Parcel 2**  
Lot Sixteen (16) (except the North 33 feet thereof, except the East 33 feet thereof and the West 323 feet thereof) in Freer's (Receiver) Subdivision of the East 1/2 of the South West 1/4 of Section 22, Township 39 North, Range 13 East of the Third Principal Meridian, together with right to construct and operate a railroad switch track connecting with the tracks of the Belt Railway Company of Chicago at or near the West line of South Kilbourn Avenue, where said tracks intersect the West line of said Avenue, 552.09 feet more or less South of the South line of West 16th Street over and across that part of Lot 15 in Freer's Subdivision aforesaid, described as being that 15 feet Northeasterly of and parallel with the Northeasterly right-of-way line of Belt Railway Company of Chicago across said Lot 15; all in COOK COUNTY, ILLINOIS;

SUBJECT TO: SEE RIDER ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

IN WITNESS WHEREOF, the grantor, as trustee, as aforesaid, has hereunto set his

hand and seal, the day and year first above written.

Donald C. Brock (SEAL)  
Donald C. Brock, as trustee as aforesaid

This instrument prepared by:  
Robert Wood Tullis  
Isham, Lincoln & Beale  
One 1st National Plaza  
Chicago, Illinois 60603

*with Thomas Snyder*  
*Mail to: Harold Allen & Dixon*  
*Box One (B.M. Plaza)*  
*Chicago, Ill 60611*

*All doc is in it. Immediatly Prior for stamps*

16-22-312-002,001

RECORDED DOCUMENT

# UNOFFICIAL COPY

COUNTY OF DeKalb  
STATE OF ILLINOIS

I, ANNA FANKE, a notary public  
in and for said County, in the State aforesaid, do hereby certify that DONALD C. BROCK, as  
Trustee under Trust Agreement dated June 7, 1971,  
personally known to me to be the same person whose name is subscribed to the foregoing instrument,  
appeared before me this day in person and acknowledged that as trustee as therein mentioned he  
signed, sealed 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 22 day of May, 1977.



Anna Fanke  
Notary Public  
ANNA FANKE, Notary Public  
Commission expires Commission Expires November 1, 1978

NOTES  
MAY 23 1977

25922775

TRUSTEE'S DEED

As Trustee

10

GEORGE E. COLE  
LEGAL FORMS

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## RIDER TO DEED

The within Deed conveying the following described property:

### Parcel 1

That part of Lot Fifteen (15) in Seymour Estate of Freer's Subdivision of the East 1/2 of the South West 1/4 of Section 22, Township 39 North, Range 13 East of the Third Principal Meridian, described as commencing at a point of intersection of the West line of South Kilbourn Avenue, and the North line of said Lot 15, thence West along the North line of said Lot 15, a distance of 283.64 feet, thence Southeasterly on a curved line convex to South West having a radius of 469.52 feet to an intersection with West line of South Kilbourn Avenue, a distance of 258.97 feet more or less to the place of beginning;

ALSO

### Parcel 2

Lot Sixteen (16), (except the North 33 feet thereof, except the East 33 feet thereof and the West 323 feet thereof) in Freer's (Receiver) Subdivision of the East 1/2 of the South West 1/4 of Section 22, Township 39 North, Range 13 East of the Third Principal Meridian, together with right to construct and operate a railroad switch track connecting with the tracks of the Belt Railway Company of Chicago at or near the West line of South Kilbourn Avenue, where said tracks intersect the West line of said Avenue, 552.09 feet more or less South of the South line of West 16th Street over and across that part of Lot 15 in Freer's Subdivision aforesaid, described as being that 15 feet Northeasterly of and parallel with the Northeasterly right-of-way line of Belt Railway Company of Chicago across said Lot 15; all in COOK COUNTY, ILLINOIS;

is SUBJECT TO the following provision.

In the event the real estate hereinabove described, or a major portion thereof, is acquired by any governmental entity by purchase under threat of condemnation or by eminent domain and if such governmental entity pays for said real estate (exclusive of any moving or dislocation allowances or awards) (hereafter the "amount of award") more than the sum of:

1. \$330,000.00; plus
2. the cost of any capital improvements made to said real estate subsequent to May 6, 1977 and plus
3. all reasonable costs and expenses incurred by Grantee, its successors and assigns (and if Grantee, its successor or assign, is a Trust, then the beneficiary or beneficiaries of such Trust) in connection with such acquisition and transfer of title to the public body;


(which sum shall be hereafter referred to as the "adjusted purchase price"), then the Grantee, its successors or assigns (and if the Grantee, its successor or assign is a Trust, then the beneficiary or beneficiaries of such Trust) shall promptly pay to Grantor, to the extent of Grantor's interest conveyed hereunder, a percentage of the difference between the amount of the award and the adjusted purchase price, depending upon the date title is transferred to said governmental entity:

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Prior to May 6, 1978 . . . . . 50%  
On or after May 6, 1978, but  
prior to May 6, 1979. . . . . 40%  
On or after May 6, 1979, but  
prior to May 6, 1980. . . . . 30%  
On or after May 6, 1980, but  
prior to May 6, 1981. . . . . 20%  
On or after May 6, 1981, but  
prior to May 6, 1982. . . . . 10%  
On or after May 6, 1982. . . . . 0%

This provision shall be construed as a covenant running with the land and shall be binding on the Grantee hereof, its successors and assigns, and if the Grantee, its successors or assigns shall be a Trust, the covenant shall extend to and be binding upon all beneficiaries of such Trust. If for any reason whatsoever this provision shall not qualify or be construed as a covenant running with the land, it shall be construed as a covenant upon which a cause of action can be founded.

All rights of Grantor hereunder shall inure to and be enforceable by Grantor, Grantor's successors and assigns.

  
Donald C. Brock, as trustee (SEAL)  
as aforesaid

County of Cook, Illinois  
County Clerk's Office

END OF RECORDED DOCUMENT