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23 043 806

THIS INDENTURE WITNESSETH:

23 043 806

That SWIFT & COMPANY, a corporation organized and existing under the laws of the State of Delaware, successor by merger to Swift & Company (formerly Swift and Company), an Illinois corporation, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, and pursuant to authority given by the Board of Directors of said corporation, conveys and warrants, subject to the easement hereinafter reserved and the agreements, covenants and conditions hereinafter contained, to MKM ENTERPRISES INC., an Illinois corporation, Grantee, the following described real estate in the City of Chicago, County of Cook and State of Illinois:

LATER DATE
23 55 796

Parcel 1

Lots 1, 2, 3 and 4, except the North 20 feet of each of said Lots, in Block 1 in Packer's Second Addition to Chicago, Being a subdivision of the West 1025 Feet of South half of Northwest quarter of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian.

Parcel 2

All of Block 1 in the Plat of Packer's Fifth Addition, a Private Subdivision. Being a Resub-division of Lots 5 to 10 inclusive in Block 1, Lots 5 to 10 inclusive in Block 2, and Lots 5 to 10 inclusive in Block 3, Packer's Second Addition.

900

Together with the buildings and improvements thereon except Building known as No. 112.

The said premises are conveyed subject to: general taxes for the year 1974 and subsequent years; easements, restrictions, conditions, and covenants of record; unrecorded easements and agreements for underground sewers, cables, drains, pipes, water and other utilities, if any; and other unrecorded easements and license agreements with public utilities, if any; rights, if any, of the public or any municipal body or government in and to any portion of the premises taken for roadway purposes; and railroad track

Name: Lester D. McCarrie
 Address: 4740 West 95th Street
 City: Oak Lawn, Ill 60453

FORM 104
533

STATE OF ILLINOIS
 DEPT. OF REVENUE
 REAL ESTATE TRANSACTION TAX
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easements and agreements, if any; an easement over the southerly 132.65 feet of the easterly 10 feet of Parcel 1 herein conveyed as presently occupied by Building No. 112 for as long as said building remains standing.

And for the same consideration the said Grantor conveys and quitclaims to said Grantee the following:

All of the Grantor's right, title and interest in a part of the strip or parcel of land, 20 feet wide, lying west of and adjoining the west line of Lot 4 in Block 1 in Packer's Second Addition to Chicago, being a subdivision of the west 102⁵/₈ feet of south half of Northwest Quarter of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian; and lying east of and adjoining the east line of Lots 1 to 15, both inclusive in Block 1 in plat of Packer's Fifth Addition, a private subdivision, being a resubdivision of Lots 5 to 10 inclusive in Block 1, Lots 5 to 10 inclusive in Block 2, and Lots 5 to 10 inclusive in Block 3, Packer's Second Addition; which part of said 20 foot strip or parcel of land marked "Private Alley" on the plat of Packer's Fifth Addition aforesaid) is described as follows:

Beginning at a point 20 feet south of the northwest corner of Lot 4 in Block 1 in Packer's Second Addition to Chicago aforesaid;

Thence south 371.09 feet, more or less, to the southwest corner of Lot 4 in Block 1 in Packer's Second Addition aforesaid;

Thence west 20 feet, more or less, to the southeast corner of Lot 15 in Block 1 in Packer's Fifth Addition aforesaid;

Thence north 371.10 feet, more or less, to the northeast corner of Lot 1 in Block 1 in plat of Packer's Fifth Addition aforesaid;

Thence east 20 feet, more or less, to the point of beginning.

And for the same consideration the said Grantor grants to the said Grantee the following rights:

- (a) The right to use the private street adjoining the premises herein conveyed on the north, shown on the plats of survey of said Packer's Second and Fifth Additions to Chicago as "Private Street No. 1", and the relocated outlet thereof to Ashland Avenue

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for the passage of persons, animals, and vehicles in common with Grantor, its successors and assigns, and other parties entitled thereto, from the premises conveyed hereunder west to Ashland Avenue, provided Grantee agrees as a covenant running with the land herein conveyed that it will pay us proportionate share of maintaining Private Street No. 1 based upon use made of said street by nearby industries. Said plat of survey of the Second Addition to Chicago was recorded August 1, 1870 as document 61291 and rerecorded November 12, 1872 as document No. 67891. The plat of survey of the Fifth Addition to Chicago was recorded July 25, 1877 as document No. 144041.

- (b) The right to use the private railroad track and siding along the south line of the property herein conveyed, subject to the approval of the railroad, in common with Grantor, its successors and assigns, and other parties entitled thereto, provided Grantee, its successors and assigns, agree as a covenant running with the land herein conveyed that it will pay its proportionate share of maintaining said railroad track and siding based upon the proportionate use made of said track by nearby industries.
- (c) The right to deposit in the private sewers in Private Streets No. 1 and No. 2 as shown on said plats of survey the storm water and sanitary wastes from the premises herein conveyed for so long as said sewer remains a private sewer and to the extent that the present use thereof by others entitled thereto leaves excess capacity therefor, provided Grantee agrees as a covenant running with the land herein conveyed that

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it will pay its proportionate share of maintaining said sewer based upon the proportionate use made of said sewer by nearby industries.

IN WITNESS WHEREOF, the said Swift & Company has caused these presents to be executed in its name by its Financial Vice President, and its corporate seal to be hereunto affixed and attested by its _____ Secretary hereunto duly authorized this 10th day of April, A.D. 1975.

ATTEST:

SWIFT & COMPANY



By M. E. McDonnell

WST

SECRETARY

FINANCIAL VICE PRESIDENT

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STATE OF ILLINOIS)
COUNTY OF COOK)

I, *RUTH T. KONRATH*, a Notary Public in
and for said County, in said State, do hereby certify that
M. E. McDONNELL, ^{Financial} personally known to me to be/Vice
President of Swift & Company, an Illinois corporation, and
E. J. GRIMM, personally known to me to be the
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
severally acknowledged that as such/^{Financial}Vice President and
Secretary they signed and delivered the said instrument as/^{Financial}Vice
President and 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 cor-
poration, as their free and voluntary act and as the free and
voluntary act and deed of said corporation, for the uses and pur-
poses therein set forth.

GIVEN under my hand and notarial seal this *7th* day
of *April*, 19*75*.

(SEAL)

Ruth T. Konrath
Notary Public, Cook County, Illinois



My commission expires:

My Commission Expires December 31, 1976

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Prepared by *Walter D. Turner*
Walter D. Turner
Attorney at Law
115 West Jackson Boulevard
Chicago, Illinois 60604

#23043806

gates - 1443 W. 41st St