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LAT. 112

THIS INDENTURE WITNESSETH, that the Grantor ILLINOIS CENTRAL GULF RAILROAD COMPANY, a corporation created and existing under and by virtue of the laws of the State of Delaware, duly authorized to transact business in the State of Illinois for the consideration of FORTY-NINE THOUSAND NINE HUNDRED SEVENTY-FIVE AND 00/100 (\$49,975.00) Dollars and pursuant to authority given by the Board of Directors of said corporation, grants and conveys unto A. J. CANFIELD CO. a corporation created and existing under and by virtue of the laws of the State of Illinois having its principal office at 50 E. 89th Place, Chicago, Illinois the following described Real Estate to-wit:

120000

That part of the East 1/4 of the Northwest 1/4 of Section 2, Township 37 North, Range 14 East of the Third Principal Meridian described as follows: Commencing at a point on a line which is 33.00 feet South of and parallel with the North line of said Northwest 1/4 and 90.00 feet West of the West line of Greenwood Avenue, being a line 33.00 feet West of and parallel with the East line of the West half of the Northeast 1/4 of the Northwest 1/4 of said section said point being 784.83 feet, more or less, West of the East line of the Northwest 1/4 of said section; thence West along a line parallel with and 33.00 feet South of the North line of said Northwest 1/4 a distance of 300.00 feet; thence South along a line drawn perpendicularly to said parallel line, said perpendicular line being the East line of S. Dobson Avenue per Document No. 14697532, a distance of 800.00 feet to the point of beginning of the herein described parcel of land, said point of beginning being also the Southwest corner of a tract of land conveyed by the Illinois Central Railroad Company to Maxwell Brothers by a Warranty Deed dated January 10, 1946; thence East along the South line of said tract of land being a line parallel with the North line of said Northwest 1/4, a distance of 162.747 feet; thence South 0 degrees 14 minutes 08 seconds East, 482.12 feet along a line forming an angle of 90 degrees 14 minutes 08 seconds with the South line of the aforesaid tract of land (as measured from West to South); thence South 36 degrees 17 minutes 15 seconds West, 86.773 feet; thence Southwesterly 136.56 feet along the arc of a circle of 781.54 feet radius, convex Southeasterly, tangent to the last described course, and whose chord bears South 41 degrees 17 minutes 31 seconds West; thence North 58 degrees 38 minutes 08 seconds West, 20.00 feet; thence Northeasterly 209.64 feet along the arc of a circle of 393.59 feet radius, convex Southeasterly and whose chord bears North 16 degrees 06 minutes 21 seconds East to a point of a compound curve; thence Northerly 85.713 feet along said compound curve, being the arc of a circle of 4,526.74 feet radius, convex Easterly and whose chord bears North 0 degrees 18 minutes 21 seconds East; thence North 0 degrees 14 minutes 08 seconds West, along a line tangent to the last described arc, 329.378 feet to a line drawn 30.00 feet South of and parallel with the South line of the aforesaid tract of land; thence West, along said parallel line, 62.79 feet to the east line of S. Dobson Avenue per the aforesaid Document No. 14697532; thence North 0 degrees 09 minutes 15 seconds West along said East line 30.00 feet to the hereinabove designated point of beginning, all in Cook County, Illinois.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
50.00

50.00

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Grantee covenants that Grantor shall be allowed use of, together with reasonable access for maintenance, the existing railroad trackage on, over and across property conveyed herein, for so long as necessary to serve other rail shippers beyond the property conveyed. This covenant shall run with the land and be binding on the Grantee, its successors and assigns.

Grantor hereby covenants to warrant and defend the title to said premises against the lawful claim of all persons whomsoever, claiming by, through or under Illinois Central Gulf Railroad Company.

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 Director of Real Estate and attested by its ^{Assistant} Secretary, this 24th day of December A. D. 1975.

ILLINOIS CENTRAL GULF RAILROAD COMPANY

By *R.A. Irvine*
Director of Real Estate

ATTEST: *R.G. Heise*
Asst. Secretary

THIS INSTRUMENT
PREPARED BY
G.E. SCHILLING
REAL ESTATE DEPT.
1200 N. LAUREL
CHICAGO, ILLINOIS 60610

23 376 929

Mail To: A.W. ALEXANDER
Name: _____
Address: 50 E 89TH PLACE
City: CHICAGO, ILLINOIS 60619

Form 100 8/72 533

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 Rixon 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 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 24th day of December, 1975.

Sherald E. Schmitt
Notary Public

My Commission expires Feb. 4th, 1979



Description approved _____
Form approved _____
 Attorney

COOK COUNTY
FILED

JAN 30 3 04 PM '76

Sidney R. Olson
Attorney for client

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

A. W. ALEXANDER SECRETARY-TREASURER OF A. J. CANFIELD Co. AN ILLINOIS CORPORATION, being duly sworn on oath, states that he resides at 114 LA RUE STREET PAKISTOWN ILLINOIS. 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 _____, 1924



END OF RECORDED DOCUMENT

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