

UNOFFICIAL COPY

Property of Cook County

Form 2909-A

24 565 183

Authorization No. P-9949

DEED NO. 30936

THE GRANTOR, CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, a Delaware corporation, whose principal office is located at 400 W. Madison St., Chicago, Illinois, for the consideration of TEN THOUSAND EIGHTY-EIGHT AND NO/100

DOLLARS

(\$ 10,088.00) covers and quietclaims to SHERIDAN BEVERAGE COMPANY, an Illinois corporation

of 4511 W. Berteau Avenue, Chicago, Illinois 60641

GRANTEE, all interest in the following described real estate situated in the City of Chicago, County of Cook, and the State of Illinois

to wit:

That part of the East Half of the Southwest Quarter of Section 15, Township 40 North, Range 13 East of the Third Principal Meridian, bounded as follows: Beginning at the intersection of the West line of North Kolmar Avenue and the South line of the Northeast Quarter of the Southwest Quarter of said Section 15; thence North 80 degrees 00 minutes East along the South line of said Northeast Quarter of the Southwest Quarter of Section 15 a distance of 10.65 feet; thence North 00 degrees 17 minutes West parallel with the Northernly extension of the West line of said North Kolmar Avenue, a distance of 80.52 feet to a point distant 15 feet Southeast, measured radially, from the center line of Chicago and North Western Transportation Company connecting track 100 No. A-243, as said track is now located; thence Southwesterly to the South line of the Northeast Quarter of the Southwest Quarter of said Section 15 along a curved line 15 feet Southeast of and parallel with the center line of said connecting track, which curve has a radius of 511.51 feet, concave to the Southeast, and is subtended by a 100.2 foot chord line which bears South 36 degrees 14 minutes 40 seconds West; thence continuing Southwesterly on the afore-described curved line to the South line of Lot 2 in Block 2 of Grandall's Boulevard Addition to Montrose, being a subdivision of the West Half of the Southeast Quarter of the Southwest Quarter of Section 15, aforesaid, said curve being subtended by a 68.00 foot chord line which bears South 26 degrees 58 minutes 40 seconds West; thence North 90 degrees 00 minutes East along the South line of said Lot 2, 78.69 feet to the West line of North Kolmar Avenue; thence North 00 degrees 17 minutes West along the West line of North Kolmar Avenue, 58.00 feet to the place of beginning.

1100

Subject to an easement granted by the Chicago and North Western Railway Company to B&B Packing Company for sewer, water and other utility lines across the most Easterly 10.65 feet, more or less, of the above described real estate, as said easement is created in and by deed dated December 8, 1955 and recorded in the records of Cook County, Illinois on December 10, 1955, as Document No. 19680543.

Excepting and Reserving, however, unto the Grantor, its successors and

DEED NO. 80896

Authorization No. P-9940

as its, and those whom it may elect, the right in common with the Grantee, its successors and assigns, to use for roadway purposes the following described real estate, to wit:

A strip of land 16 feet in width upon and across said above described real estate, the Northeastly line of said strip being the Northwestly extension of the Northeastly line of an Easement dated March 20, 1974 between the Grantee and the Grantor, recorded in the Office of the Recorder of Deeds in and for Cook County, Illinois, on March 24, 1974 as Document No. 2003041. Grantee further agrees to relocate the existing driveway upon the said 16 foot strip, at its sole cost and expense and in a manner satisfactory to Grantor's Chief Engineer, or his representative, so as to connect with Grantor's existing driveway Northwestly of said real estate. Said roadway to be of a similar type and grade as the existing roadway.

Grantor, its successors and assigns, assumes no responsibility for any cost in connection with the construction and reconstruction, maintenance or repair of said roadway.

Also, excepting and reserving, however, unto the Grantor, its lessees, licensees, successors and assigns, the right to protect, maintain, operate and use, reconstruct and replace all other existing utilities, including conduits, sewers, water mains, gas lines, electric power lines, communication lines, wires and easements of any kind whatsoever on said premises.

By the acceptance of this conveyance, the Grantee, for itself, its successors and assigns, agrees:

1. That drainage conditions on the above described real estate shall not be altered in any manner which would affect adversely, the existing drainage flowing to or from the remaining real estate of the Grantor, its successors and assigns;
2. That before any construction or change in grade takes place upon the real estate hereby conveyed, Grantee will submit plans and specifications to Grantor for its written approval and if such plans will require a retaining wall to protect

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Property of Cook County Clerk's Office

DEED NO. 80995

Form 2000-B

Authorization No. P-9940

the remaining real estate of the Grantor, its successors and assigns, the Grantee, will at its sole cost and expense, construct and maintain such retaining wall in accordance with the plans and specifications approved by Grantor's Chief Engineer, or his representative.

COOK COUNTY, ILLINOIS
FILED FOR RECORD
AUG 7 12 51 PM '78

RECORDED
7-565183

DATED this 17th day of July 1978

Signed, Sealed and Delivered in
Presence of:

M. F. Chatterton
Jarvis Wilson

Chicago and North Western Transportation Company

By Robert W. Mickey
Robert W. Mickey, Assistant Secretary

Attest Diane Kohler-Rausch
Diane Kohler-Rausch, Assistant Secretary

This instrument was prepared by Chicago and North Western Transportation Company,
400 West Madison Street, Chicago, Illinois 60606.

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

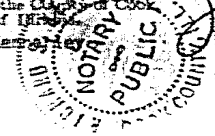
I, Richard S. Kennerley a Notary Public duly commissioned and qualified in and for the County and State aforesaid, DO HEREBY CERTIFY that Robert W. Mickey and Diane Kohler-Rausch to me personally known and known to me to be, respectively, Assistant Vice President and Assistant Secretary of CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, a Delaware corporation, and the identical persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, severally acknowledged to me that they are, respectively, Asst. Vice President and Asst. Secretary of said corporation; that as such officers they signed, sealed and delivered said instrument in behalf of said corporation by authority and order of the Board of Directors, as the free and voluntary act and deed of said corporation, and as their own free and voluntary act; that the seal affixed to said instrument is the seal of said corporation; and that said corporation executed said instrument for the uses and purposes thereinset forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as such Notary Public, at Chicago, Illinois, this 17th day of July, 1978.

Notary Public, in and for the County of Cook
in the State of Illinois

My Commission Expires November 8, 1980

Richard S. Kennerley



24565183

QUIT-CLAIM DEED
CHICAGO AND NORTH WESTERN
TRANSPORTATION COMPANY

TO

This instrument was filed for record
in the _____
Office, in and for said County, on the _____
day of _____
A.D. 19____ at _____ o'clock
and recorded _____
in _____ of _____
on page _____ thereof.

MAIL TO:
DAVID L. TOMCHIN
16 WACKER DR. (310)
Chicago IL 60601