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GEORGE E. COLE
LEGAL FORMS

NO. 229
July, 1967

24767966

QUIT CLAIM DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

DEC 18 1978 AM 9 33

DEC-18-78 The Above Space For Recorder's Use Only

24767966 - REC

17.00

THE GRANTOR Mary Jane Collins
 of the City of Chicago County of Cook State of Illinois
 for the consideration of Ten (\$10.00) DOLLARS.
 and other good and valuable consideration in hand paid,
 CONVEYS and QUIT CLAIMS to Mary Jane Collins and Mary Jane Hayes
400 E RANDOLPH APT 1017 CHICAGO ILL 60601
 of the City of Chicago County of Cook State of Illinois
 not in Tenancy in Common, but in JOINT TENANCY, all interest in the following described Real Estate
 situated in the County of Cook in the State of Illinois, to wit:

See Rider Attached:

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH (S) _____ OF SECTION 200.1-2B6 OF SAID ORDINANCE.

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

12/18/78 Date Thomas F. Carey Buyer, Seller or Representative

Prepared by Thomas F. Carey

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

DATED this _____ day of _____

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Mary Jane Collins (Seal) _____ (Seal)
Mary Jane Collins (Seal) _____ (Seal)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary Jane Collins

personally known to me to be the same persons whose name_s subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18th day of December 19 78

Commission expires 11-4 1981 Mary Neuses NOTARY PUBLIC

ADDRESS OF PROPERTY: 400 East Randolph Street

Chicago, Illinois 60601

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { (Name) _____ }
 { (Address) _____ }
 { (City, State and Zip) _____ }

OR RECORDER'S OFFICE BOX NO. 197

(Name) _____

(Address) _____

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AFFIX RIDERS OR REVENUE STAMPS HERE

THOMAS F. CAREY
REAL ESTATE
1111 W WASHINGTON
CHICAGO, ILL.

24767966
DOCUMENT NUMBER

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R I D E R

Re: Mary Jane Collins and Mary Jane Hayes
as Joint Tenants
400 East Randolph Street - Apt. 1017
Chicago, Illinois 60601

PARCEL 1:

Unit No. 1017 as delineated on Survey of certain lots in the Plat of Lake Front Plaza, a subdivision of a parcel of land lying in accretions to fractional Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded April 30, 1962, as Document No. 18,461,961, conveyed by Deed from Illinois Central Railroad Company to American National Bank and Trust Company of Chicago, as Trustee, under Trust No. 17460, recorded May 7, 1962, as Document No. 18,467,558, and also Supplemental Deed thereto recorded December 23, 1964, as Document No. 19,341,545, which survey is attached as Exhibit "A" to Declaration of Condominium made by American National Bank and Trust Company of Chicago, as Trustee, under Trust Agreement dated April 9, 1962, and known as Trust No. 17460 recorded in the Office of the Recorder of Cook County, Illinois, as Document No. 22,453,315 together with

over...

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an undivided .107718 interest in the property described in said Declaration of Condominium aforesaid (excepting the units as defined and set forth in the Declaration of Condominium and Survey).

PARCEL 2:

Easements for the benefit of Parcel 1 aforesaid as created by Grant from Illinois Central Railroad Company to American National Bank and Trust Company of Chicago as Trustee under Trust No. 17460 dated May 1, 1962 and recorded May 7, 1962 as document 18,467,559 and by grant recorded December 23, 1964 as document 19,341,547 more particularly described as follows:

A. A perpetual easement for access roadway on and across a strip of land being a part of Parcels "C" and "C-1" as shown on and described in Plat of "Lake Front Plaza" aforesaid, 25 feet of even width being 12.5 feet on each side of a center line described as follows:

Beginning at a point on the North line of East Randolph Street extended 152.5 feet East of the East line of Lake Shore Drive (Field Boulevard) Viaduct as measured along said North line; thence South perpendicular to said North line of East Randolph Street extended, a distance of 140 feet to the Southerly property line of the Illinois Central Railroad Company;

B. A perpetual easement for sanitary and storm sewers, water mains, electric power lines and telephone lines on and across the premises described as follows:

- (1) A tract of land being a part of Parcels "C" and "D" as shown on and described in Plat of "Lake Front Plaza" aforesaid described as follows: Beginning at a point 25 feet South of the North line of East Randolph Street extended and 6 feet West of the East line of Parcel "C"; thence North parallel with and 6 feet West of said East line a distance of 232 feet; thence West at a right angle 62 feet; thence South at a right angle 132 feet; thence West at a right angle 6 feet to the East line of Parcel "B"; thence South along said East line of Parcel "B" a distance of 75 feet to the North line of East Randolph Street extended; thence West along said North line of East Randolph Street extended a distance of 207 feet; thence South at a right angle 25 feet; thence East along a line parallel with and 25 feet South of said North line of East Randolph Street extended a distance of 275 feet to the point of beginning;
- (2) A tract of land of varying widths being a part of Parcels "A" and "E" as shown on and described in Plat of "Lake Front Plaza" aforesaid described as follows: Beginning at

the South East corner of said Parcel "A"; thence North along the East line of said Parcel "A" a distance of 16 feet; thence West at a right angle 35 feet 8 inches; thence North at a right angle 116 feet; thence West at a right angle 8 feet; thence South at a right angle 116 feet; thence West at a right angle 69 feet; thence North at a right angle 116 feet; thence West at a right angle 8 feet; thence South at a right angle 116 feet; thence West at a right angle 96 feet 4 inches; thence North at a right angle 85 feet; thence West at a right angle 6 feet; thence South at a right angle 85 feet; thence West at a right angle 90 feet 8 inches; thence North at a right angle 85 feet; thence West at a right angle 43 feet 8 inches to the East line of Parcel "E"; thence North along said East line a distance of 111 feet; thence West at a right angle 20 feet; thence South at a right angle 119 feet; thence West at a right angle 95 feet; thence South at a right angle 10 feet; thence East at a right angle 95 feet; thence South at a right angle 53 feet; thence East at a right angle 20 feet to the East line of said Parcel "E"; thence North along said East line 55 feet to the North line of Parcel "B"; thence East along said North line a distance of 363 feet 4 inches to the point of beginning.

- (3) A strip of land being a part of Parcels "C" and "C-1" as shown on and described in the Plat of "Lake Front Plaza" aforesaid, 4 feet of even width being 2 feet on each side of a center line described as follows: Beginning at a point 82 feet West of the East line of Parcel "C" as measured along the North line of East Randolph Street extended and 25 feet South of said North line; thence South perpendicular to said North line of East Randolph Street extended a distance of 88 feet more or less to the North bank of an existing slip; thence 28 feet of even width, being 14 feet on each side of center line, a distance of 13 feet; also a strip of land being a part of said Parcels "C" and "C-1", 6 feet of even width being 3 feet on each side of a center line described as follows: Beginning at a point 189 feet West of said East line of Parcel "C" as measured along said North line of East Randolph Street extended and 25 feet South of said North line; thence South perpendicular to said North line of East Randolph Street extended a distance of 88 feet, more or less to the North bank of an existing slip; thence 20 feet of even width, being 10 feet on each side of said center line a distance of 10 feet.

PARCEL 3:
Easements for the benefit of Parcel 1 aforesaid created by Article III, Section 3.1 of the Supplemental Deed from Illinois Central

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Railroad Company to American National Bank and Trust Company of Chicago, as Trustee under Trust No. 17460 dated December 15, 1964 and recorded December 23, 1964 as document 19,341,545 as follows:

- (1) A perpetual right in, over and upon the Excepted and Reserved Property and the Easement Property, and the property adjacent thereto, for reasonable access for the construction, maintenance, repair, reconstruction, relocation, renewal, alterations, removal and inspection of the Supports of the Improvement, and of the pipes and equipment for air conditioning, connections with viaducts, water main, sewers, heating, electric, telephone, gas or other utility lines, ground level access road, or other facilities, which at any time may be situated within the Air Right Property, the Excepted and Reserved Property, or the Easement Property or which may be otherwise under the responsibility of Grantee, and generally for the purpose of fulfilling its obligations and exercising its rights under said Deed, together with a perpetual right of underlying and lateral support, either natural or structural, for the Supports of the Improvement to the extent required for the structural safety thereof.
- (2) Perpetual easements to install, and to maintain so far as required by law or the provisions of said Deed, the necessary expansion joints, sewers, gutters, downspouts, pipes, equipment and waterproofing to provide a surface drainage for the Improvement to storm sewers constructed within easements provided for in said Deed.
- (3) A perpetual easement to use such parts of the Excepted and Reserved Property, the Easement Property and other property of the Grantor in which Supports for the purpose of support of the Building are located. The location of such Supports is described in Lots No. 1 through 133 of the Plat of Survey and the face of the Plat of Survey, which Plat of Survey was recorded December 10, 1964 as document 19,330,409.

PARCEL 4:

Easement for the benefit of Parcel 1 aforesaid created by Grants from Illinois Central Railroad Company dated May 1, 1962 and recorded May 7, 1962 as document 18,467,559 and dated December 17, 1964 and recorded December 23, 1964 as document 19,341,547 for reasonable access for the construction, maintenance, repair and reconstruction, relocation, renewal, alteration, removal and inspection of the supports of the viaducts as described in said instrument, in, over and upon the Excepted and Reserved Property and the property adjacent thereto.

Permanent Tax Number: 17-10-400-001 Volume: 510
Permanent Tax Number: 17-10-400-005 Volume: 510
Permanent Tax Number: 17-10-400-006 Volume: 510

This policy does not insure against loss or damage by reason of the following:

1. General Taxes for the Year 1973.
General Taxes for the Year 1973 are not yet payable.
2. Terms, provisions and easement for the construction, use and maintenance of the following described set back, together with piers or supports for said structure, and rights of the public, the City of Chicago and adjoining owners therein, contained in Ordinance of the City of Chicago passed October 24, 1929, a copy of which was recorded May 9, 1931 as document 10,398,857.

A triangular area above a horizontal plane of 40.5 feet above Chicago City Datum between the East line of Field Boulevard Viaduct, the North line of the Additional New East Randolph Street Viaduct and a straight line drawn from a point in the East line of the Field Boulevard Viaduct 20 feet, measured along said line North from its intersection with the North line of the Additional New East Randolph Street Viaduct to a point in the North line of the Additional New East Randolph Street Viaduct 20 feet measured along said line from its intersection with the East line of the Field Boulevard Viaduct.

3. Rights and obligations of the Illinois Central Railroad Company and of those claiming under it to conduct railroad operations, and provisions relating to the maintenance of railroad tracks and structures and operation of trains and location of railroad tracks, as contained in the Deed from the Illinois Central Railroad Company to American National Bank and Trust Company of Chicago as Trustee under Trust No. 17460 dated May 1, 1962 and recorded May 7, 1962 as document 18,467,558 and contained in Deed from the Illinois Central Railroad Company to Interstate Investments, Inc. dated May 1, 1962 and recorded May 7, 1962 as document 18,467,559 and incorporated by reference in Supplemental Deed recorded December 23, 1964 as document 19,341,545 and in Supplemental Viaduct Deed recorded December 23, 1964 as document 19,341,547.

NOTE: Said instrument contains no provision for a forfeiture or reversion of title in case of breach of condition.

4. Provisions contained in Article III of the Deed from Illinois Central Railroad Company to American National Bank and Trust Company of Chicago as Trustee under Trust No. 17460 dated May 1, 1962 and recorded May 7, 1962 as document 18,467,558 and in Section 3.1 B of the Supplemental Deed recorded December 23, 1964 as document 19,341,545 relating to the substitution of adequate natural or structural lateral support for the Supports of the Improvement, if such support is reduced by the Grantor, and substitution of adequate natural or structural lateral support for the structures of Grantor, if such support is reduced by Grantee.

NOTE: Said instrument contains no provision for a forfeiture or reversion of title in case of breach of condition.

5. Covenants contained in Article X of the Deed from Illinois Central Railroad Company to American National Bank and Trust Company of Chicago as Trustee under Trust No. 17460 dated May 1, 1962 and recorded May 7, 1962 as document 18,467,558 and incorporated by reference in Supplemental Deed recorded December 23, 1964 as document 19,341,545 relating to construction and maintenance of any Improvement and Utilities and equipment located within the Air Right Property and the Easement Property according to good engineering, maintenance, sanitary and fire and accident prevention practices, and providing for installation of necessary waterproofing, pipes, gutters and downspouts to provide drainage for the Improvement and relating to protection against mechanical injury to utility facilities and providing that all structures erected by Grantee below the Air Right Plane and above the base of rail of adjacent tracks shall provide a minimum horizontal clearance of 7 feet 6 inches from the center line of any track, but in cases where tracks are curved this clearance shall be increased as determined by Grantor.

NOTE: Said instrument contains no provision for a forfeiture or reversion of title in case of breach of condition.

6. Provisions contained in Article XI of the Deed from Illinois Central Railroad Company to American National Bank and Trust Company of Chicago as Trustee under Trust No. 17460 dated May 1, 1962 and recorded May 7, 1962 as document 18,467,558 and incorporated by reference in Supplemental Deed recorded December 23, 1964 as document 19,341,545 relating to changes in the location of size of any Support or of any right or easement or of any utility area, or additions thereto within the space vertically below the Air Right Plane which may be required by the Grantee for the construction, reconstruction or maintenance of the Improvement or Support, or by Grantor (or its lessees) for operation of its railroad business.

NOTE: Said instrument contains no provision for a forfeiture or reversion of title in case of breach of condition.

7. Provisions contained in Article XIII of the Deed from Illinois Central Railroad Company to American National Bank and Trust Company of Chicago, as Trustee under Trust No. 17460 dated May 1, 1962 and recorded May 7, 1962 as document 18,467,558 and incorporated by reference in Supplemental Deed recorded December 23, 1964 as document 19,341,545 relating to construction of a concrete slab or slabs by Grantee to cover the Air Right Property area at approximately Elevation 47, Chicago City Datum, and that the Grantor, shall have the right to attach cables, wires, pipes, conduits, etc. to the underside of such slabs.

NOTE: Said instrument contains no provision for a forfeiture or reversion of title in case of breach of condition.

8. Provisions contained in Article XIV of the Deed from Illinois Central Railroad Company to American National Bank and Trust Company of Chicago as Trustee under Trust No. 17460 dated May 1, 1962 and recorded May 7, 1962 as document 18,467,558 and incorporated by reference in Supplemental Deed recorded December 23, 1964 as document 19,341,545 relating to the use of the premises.

NOTE: Said instrument contains no provision for a forfeiture or reversion of title in case of breach of condition.

9. Rights of the Peoples Gas, Light and Coke Company, to use and maintain the following facility:

One 6 inch gas main running in a Northerly direction across a portion of Parcel C-1 of "Lake Front Plaza" Subdivision and ending at the connection with a 3 inch service line.

(Affects Parcel 2A)

10. Rights of the Illinois Bell Telephone Company to maintain and use an underground conduit and cable running in a North Westerly direction across Parcel C-1 to a point in Parcel F of "Lake Front Plaza".

(Affects Parcel 2A)

11. This Policy should not be construed to insure the location of the easements described in Parcel 3(1) and Parcel 3(2) and Parcel 4

12. Terms, provisions, conditions and easements contained in an Ordinance of the City of Chicago passed by the City Council September 17, 1969 and recorded April 10, 1970 as document 21,132,412.

13. Terms, provisions and conditions relating to the easements described as Parcels 2, 3 and 4 contained in the instruments creating such easements.

14. Rights of the adjoining owner or owners to the concurrent use of the easement described in Parcels 2 and 4.

15. Plat of Dedication of East Randolph Street
Recorded: June 4, 1973 as document 22,348,115 and
Recorded: July 19, 1973 as document 22,404,493

(Affects Parcel C and Parcel C-1 of "Lake Front Plaza" subdivision.)

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16. Provisions, conditions, restrictions, options and easements
as created by the Declaration of Condominium
Recorded: August 26, 1973 Document: 22,453,315
17. Provisions, conditions and limitations as created by the
Condominium Property Act.

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