

24 780 707

1400

THIS INDENTURE WITNESSETH, that THE PENN CENTRAL CORPORATION, and THE PHILADELPHIA, BALTIMORE AND WASHINGTON RAILROAD COMPANY, each having an office at 1700 Market Street, Philadelphia, Pennsylvania 19103,

hereinafter referred to as the Grantor, for and in consideration of SIXTY THOUSAND THREE HUNDRED TEN AND 50/100 DOLLARS (\$60,310.50) --quitclaims unto THE CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a Trust Agreement dated the 26th day of April, 1963, known as Trust Number 45553.

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
DEC 28 '78 9 06 AM

CLERK OF DEEDS  
*William R. Olson*  
24780707

hereinafter referred to as the Grantee, all the right, title and interest of the said Grantor of, in and to the premises described in Schedule "A" attached hereto and made a part hereof.

RLS \$60.50

CLS \$90.00

|                   |   |
|-------------------|---|
| COOK COUNTY, ILL. | STATE OF ILLINOIS<br>REAL ESTATE TRANSFER TAX |
| REG. 10761        | DEPT. OF REVENUE                              |
| DEC 27 '78        | 60.50   |

  

|                  |  |
|------------------|--|
| CITY OF CHICAGO  | CITY OF CHICAGO<br>REAL ESTATE TRANSACTION TAX |
| DEPT. OF REVENUE | DEPT. OF REVENUE                               |
| DEC 27 '78       | 90.00  |
| REG. 11189       |  |

PNTI # 116 474 43 008  
Box 76  
B.P.B.

Property of Cook County Clerk's Office

## SCHEDULE "A"

ALL THOSE PARCELS of land situate in the City of Chicago, County of Cook and State of Illinois, separately bounded and described according to a plan of survey made by Greely, Howard, Norlin, Not Inc., dated August 29, 1977, and revised April 12, 1978, as follows; VIZ:

### PARCEL I:

A parcel of land in the East Half of the northeast quarter of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, comprised of Lots 53 to 66, both inclusive, in Campbell's Subdivision of Lots 2, 3, 4, 7, 10 and 11 in Block 5 in Rockwell's Addition to Chicago, being the Northeast quarter of Section 13, aforesaid, and the West half of the Northwest quarter of Section 18, Township 39 North, Range 14, East of the Third Principal Meridian; together with that part of vacated South Rockwell Street (vacated as per Document No. 4268190) west of and adjoining said Lots 53 to 66, both inclusive, described as follows: Beginning on the southerly line of West Congress Street at a point thereon distant 30 feet eastwardly from (measured at right angles to) the centerline of the near track of The Philadelphia, Baltimore and Washington Railroad (formerly The Pittsburgh, Cincinnati Chicago and St. Louis Railroad), as it was located on November 28, 1975; thence eastwardly along the southerly line of West Congress Street 117.31 feet to its intersection with the West line of South Maplewood Avenue (said point of intersection being the northeast corner of Lot 66, aforesaid); thence southwardly along the westerly line of South Maplewood Avenue and the easterly line of Lot 66 to 53, both inclusive, to the northerly line of West Harrison Street and the southeast corner of said Lot 53; thence westwardly along the southerly line of Lot 53 and its westerly extension and the North line of West Harrison Street 117.60 feet to the intersection with a line 30 feet eastwardly from (measured at right angles to) the aforementioned centerline of the near track of The Philadelphia, Baltimore and Washington Railroad; thence northerly along said parallel line 335.72 feet to the point of beginning; Excepting from said described parcel that part thereof described as follows: Beginning at the southeast corner of said Lot 53; thence West 9.90 feet along the south line thereof to its intersection with a line 9.90 feet west of and parallel with the east line of said Lot 53; thence North 13.75 feet along said parallel line to its intersection with a line 13.75 feet north of and parallel with the south line of said Lot 53; thence East along said parallel line 9.90 feet to its intersection with the east line of Lot 53 aforesaid; thence south along the East line thereof 13.75 feet to the point of beginning; in Cook County, Illinois.

AREA - 39,311 square feet, 0.90246 acres.

### PARCEL II

That part of Lot 53 in Campbell's Subdivision of Lots 2, 3, 4, 7, 10 and 11 in Block 5 in Rockwell's Addition to Chicago, being the North east quarter of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, and the West half of the Northwest quarter of Section 18, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of said Lot 53; thence West 9.90 feet along the South line thereof to its intersection with a line 9.90 feet west of and parallel with the East line of said Lot 53; thence North 13.75 feet along said parallel line to its intersection with a line 13.75 feet north of and parallel with the South line of said Lot 53; thence East along said parallel line 9.90 feet to its intersection with the East line of Lot 53, aforesaid; thence south along the East line thereof 13.75 feet to the point of beginning; in Cook County, Illinois.

AREA - 136 square feet, 0.00312 acres

# UNOFFICIAL COPY

TOGETHER with the existing railroad track and appurtenances thereto, located on the above described premises.

SUBJECT, however, to (1) any easement, encumbrance, right or benefit that may have been created or recognized in or by that certain deed from a predecessor of the Grantor herein to Consolidated Rail Corporation, designated as Document No. PB&W-CRC-RP-7 in the certification, as amended, of United States Railway Association to the Special Court pursuant to Section 209 (d) of the Regional Rail Reorganization Act of 1973, as amended, said deed not yet having been recorded; and (2) the state of facts disclosed by the survey hereinabove mentioned.

Properly Cook County Clerk's Office

24 FEB 1974

# UNOFFICIAL COPY

THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE REGISTRAR OF TITLES AND RECORDS OF THE DISTRICT OF COLUMBIA ON FEBRUARY 24, 1971. THE INSTRUMENT IS IDENTIFIED BY THE OFFICE OF THE REGISTRAR OF TITLES AND RECORDS AS INSTRUMENT NO. 24 78U 707. THE INSTRUMENT IS SUBJECT TO THE PROVISIONS OF THE DISTRICT OF COLUMBIA REAL ESTATE TRANSFER TAX ACT, AS AMENDED, AND TO THE PROVISIONS OF THE DISTRICT OF COLUMBIA REAL ESTATE TRANSFER TAX ACT, AS AMENDED, AND TO THE PROVISIONS OF THE DISTRICT OF COLUMBIA REAL ESTATE TRANSFER TAX ACT, AS AMENDED.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

Office  
24 78U 707

The words "Grantor" and "Grantee" used herein shall be construed as if they read "Grantors" and "Grantees", respectively, whenever the sense of this Indenture so requires and, whether singular or plural, each word shall be deemed to include in all cases the heirs or successors and assigns of the respective parties.

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be executed this 20th day of October, A.D. 1978.

HEARD AND DELIVERED  
In the presence of us

*Mildred C. Spunk*  
*Richard L. Kewey*

THE PUBLIC OFFICIAL  
BY *Richard H. [Signature]*  
RECORDING CLERK

THE PHILADELPHIA, BALTIMORE AND  
WASHINGTON METRO RAILROAD COMPANY  
BY *[Signature]*  
ATTORNEY

21817

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NOTARY PUBLIC

NOTARY PUBLIC

TO BE EXECUTED BY THE NOTARY PUBLIC IN THE COUNTY OF PHILADELPHIA

ON THIS the 20th day of December, 1978, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared RICHARD D. JORDAN who acknowledged himself to be the Director of Property Sales Administration of THE PENN CENTRAL CORPORATION, a corporation, and that he, as such Director of Property Sales Administration being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Director of Property Sales Administration.

STATE OF PENNSYLVANIA :  
:ss  
COUNTY OF PHILADELPHIA:

ON THIS the 20th day of December, 1978, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared RICHARD D. JORDAN who acknowledged himself to be the Director of Property Sales Administration of THE PENN CENTRAL CORPORATION, a corporation, and that he, as such Director of Property Sales Administration being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Director of Property Sales Administration.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*Mildred C. Oruska*  
Notary Public  
MILDRED C. ORUSKA  
Notary Public, Philadelphia, Philadelphia Co.  
My Commission Expires May 26, 1980

STATE OF PENNSYLVANIA :  
:ss  
COUNTY OF PHILADELPHIA:

ON THIS the 20th day of December, 1978, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared G. C. OLF, who acknowledged himself to be the VICE PRESIDENT of THE PHILADELPHIA, BALTIMORE AND WASHINGTON RAILROAD COMPANY a corporation, and that he, as such VICE President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*Mildred C. Oruska*  
Notary Public  
MILDRED C. ORUSKA  
Notary Public, Philadelphia, Philadelphia Co.  
My Commission Expires May 26, 1980

THIS INSTRUMENT PREPARED BY:  
M. C. Oruska  
1700 Market Street - 31st Floor  
Philadelphia, Pennsylvania 19103

Box 76  
B.P.B.

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