

UNOFFICIAL COPY

Deed
approved as to
form & legal description
by
PNT 4-30-78

25 492 436

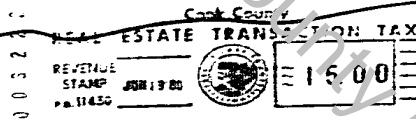
THIS INDENTURE WITNESSETH, that THE PENN CENTRAL CORPORATION,
a Pennsylvania corporation,* having an office at 1700 Market Street,
Philadelphia, Pennsylvania 19103,

*successor by merger to The Philadelphia, Baltimore and Washington Railroad
Company

PNT 150565 43

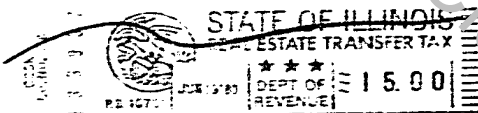
hereinafter referred to as the Grantor, for and in consideration of
THIRTY THOUSAND DOLLARS (\$30,000.00) ----- quitclaims unto
JOHN G. LOXAS, whose mailing address is 4504 Hohman Avenue, Hammond,
Illinois 46327,

County: \$15.00



13.00

State: \$15.00



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.

COOK COUNTY, ILLINOIS
FILED FOR RECORD
230 JUN 20 AM 10:01

Sidney R. Quinn
RECORDER OF DEEDS
25492436

25 492 436

Box 15

Property location -
Greenwood Avenue,
between 158th & 159th St's
Calumet city, Ill

MAIL TO: NICKOLAS C. MORFAS
5258 Hohman Avenue
Hammond, Indiana
46320

SCHEDULE "A"

ALL THOSE TWO PARCELS of land situate in the City of Calumet City, Township of Thornton, County of Cook and State of Illinois, separately bounded and described according to a plan of a survey made by Rowland A. Fabian dated March 20, 1980, designated Parcel A and Parcel B, as follows; VIZ:

THE FIRST THEREOF designated Parcel A, being a part of the South Half of the Southwest fractional quarter of Section 13, Township 36 North, Range 14 East of the Third Principal Meridian lying Southwesterly of the 50 foot Southwesterly right of way line of the 100 foot wide Consolidated Rail Corporation right of way which is 50 feet on both sides of the centerline of the track of the Southeast bound main beginning at the intersection of this 50 foot Southwesterly right of way line with the North 50 foot right of way line of 159th Street which is a line that is parallel with and 50 feet North of the South line of the Southwest quarter of said Section 13; thence Northwesterly along the 100 foot right of way of Consolidated Rail Corporation for a distance of 390 feet; thence Southwesterly at right angles 125 feet; thence Southeasterly at right angles on a line parallel with and 125 feet Southwesterly of the 100 foot right of way of Consolidated Rail Corporation for a distance of 293 feet to the 50 foot North right of way line of 159th Street; thence East on said 50 foot North right of way line for a distance of 158.11 feet to the point of beginning.

CONTAINING 0.98 of an acre, more or less.

THE SECOND AND LAST THEREOF designated Parcel B in the Northwest quarter of the Southwest fractional quarter of Section 13, Township 36 North, Range 14 East of the Third Principal Meridian:

BEGINNING at the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 13, said point being 1357.27 feet South of an iron pipe marking the Northwest corner of the Northwest quarter of the Southwest quarter of said Section 13 as appears by reference to an earlier deed by Richard R. Smits and Salie Smits to the Pittsburg, Cincinnati, Chicago and St. Louis Railroad Company and recorded as Document #14494260 on February 9, 1949 in Deed Book 44197, page 120, Cook County Recorder's Office, and surveyed and monumented in Plan 8452 of said Railroad as dated March 19, 1948; thence North along the West line of said Section 13 for a distance of 637.60 feet to a point in a line parallel with and 175 feet Southwesterly of the centerline of the Southeast bound main track of Consolidated Rail Corporation as occupied this date; thence South 33 degrees 10 minutes 08 seconds East on said 175 foot parallel line for a distance of 742.2 feet to the South line of aforesaid Smits conveyance to Pittsburg, Cincinnati, Chicago and St. Louis Railroad Company parcel and recorded as Document #14494260; thence South 48 degrees 19 minutes 06 seconds West 61.77 feet to the South line of said Northwest quarter of the Southwest quarter; thence South 88 degrees 07 minutes 04 seconds West on said South line of the Northwest quarter of the Southwest quarter for a distance of 412.1 feet to the point of beginning.

CONTAINING 150,186 square feet, more or less, or 3.44 acres, more or less.

EXCEPTING AND RESERVING, however, to Grantor, easements for all existing wire and pipe agreements, occupancies and licenses, if any, between Grantor and other parties, not of record, that in any way encumber the premises hereinabove described, together with the right to convey such easements to the occupant without securing approval of the Grantee herein. Grantor specifically reserves and retains all rentals, fees and considerations resulting from such agreements, occupancies, licenses and easement conveyances.

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SUBJECT, however, to the state of facts disclosed by the survey hereinabove mentioned.

THIS DEED is delivered by Grantor and accepted by Grantee upon the understanding and agreement (1) that should any claim adverse to the title hereby not claimed be asserted and/or proved, no recourse shall be had against the Grantor; and (2) that a right or means of ingress, egress or passageway to or from the land hereinbefore described as Parcel B is not hereby granted, specifically or by implication, and that the said Grantor shall not and will not be liable or obliged to obtain for the said Grantee such means of ingress, egress or passageway and also that the said Grantee will obtain a means of access to and from the said land at his or its own cost and expense.

TITLE to the premises hereinabove described became vested in the said Grantor pursuant to Articles of Merger between The Philadelphia, Baltimore and Washington Railroad Company and The Penn Central Corporation, effective December 31, 1979.

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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, such words 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 25th day of _____ A.D. 1980.

SEALED AND DELIVERED
in the presence of us:

Richard C. Spuska
Richard J. Kany

THE PEAN CENTRAL CORPORATION

BY: Richard D. Jordan
RICHARD D. JORDAN, Director of
Property Sales & Registration

ATTEST



25 492 436

STATE OF PENNSYLVANIA :
:SS
COUNTY OF PHILADELPHIA:

ON THIS the 25th day of April, 1980, 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.

Michele C. Oruska
Notary Public

MICHELE C. ORUSKA
Notary Public, Philadelphia, Philadelphia Co.
By Commission Expires May 25, 1980

~~STATE OF PENNSYLVANIA :
:SS
COUNTY OF PHILADELPHIA:~~

~~ON THIS the _____ day of _____, 1980, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared _____ who acknowledged himself to be the _____ of _____ a corporation, and that he, as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____~~

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

~~_____
Notary Public~~

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

25 492 436