

26446718

SPECIAL WARRANTY DEED

THIS INDENTURE made this 21st day of December, 1982, by and between ILLINOIS CENTRAL GULF RAILROAD COMPANY, a Delaware Corporation, 233 North Michigan Avenue, Chicago, Illinois 60601, of the County of Cook and State of Illinois, Grantor and MARIGOLD SERVICES, INC., Grantee.

WITNESSETH, that the said Grantor, in consideration of the sum of ONE HUNDRED FORTY THOUSAND DOLLARS (\$140,000.00), to it paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain and sell, convey and confirm and specially warrant pursuant to the limitations set forth herein unto said Grantee, its successors and assigns, the following described real estate and interests in real estate in the County of Cook, State of Illinois to-wit:

That part of the East Half of the Northwest Quarter 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 33.0 feet South of and parallel with the North line of said Northwest Quarter and 90.0 feet West line of Greenwood Avenue, said west line of Greenwood Avenue being a line of 33.0 feet West of and parallel with the East line of the West Half of the Northeast Quarter of the Northwest Quarter of said Section 2, said point being 784.83 feet, more or less, West of the East line of the Northwest Quarter of said Section 2; thence West along a line parallel with and 33.0 feet South of the North line of said Northwest Quarter, being along the South line of East 87th Street, a distance of 300.0 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. 14597532, a distance of 800.0 feet to 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 Quarter, a distance of 182.747 feet to the point of beginning of the herein described parcel of land; thence S0°14'08"E, 488.637 feet along a line forming an angle of 90°14'08" with the South line of the aforesaid tract (as measured from West to South); thence S36°17'15"W, 93.97 feet; thence S33°58'49"W, 132.76 feet, the aforementioned 3 bearings and distances being the Easterly boundary of the property conveyed to the A.J. Canfield Company by deed dated May 8, 1980; thence N90°E, 332.90 feet to the West line of said S. Greenwood Avenue; thence N0°03'25"E along the West line of said Greenwood Avenue, 673.98 feet; thence N90°W, 206.12 feet to the point of beginning, in Cook County, Illinois.

Subject to an existing easement for ingress and egress and public utilities on, over and across the North 40 feet in equal width of the premises herein above conveyed.

All as shown on plat of survey dated December 1, 1982, said plat having been certified as true by Philip K. Whitehouse, Illinois Registered Land Surveyor No. 35-1596.

015782
REVENUE
STAMP
0622782
REAL ESTATE TRANSACTION TAX
Cook County
03.50

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
70.00

REAL ESTATE TRANSACTION TAX
Cook County
68.50

26446718

CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
200.00

Copy of plat attached

To have and to hold the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in any wise appertaining unto said Grantee, its successors and assigns forever; the said Grantor hereby warranting only as to acts of Grantor.

Grantor reserves the right of the continued maintenance, replacement and use of all existing conduits, sewers, water mains, gas lines, electric power lines, wires and other utilities and easements on said premises whether or not of record including the repair, reconstruction and replacement thereof and Grantee agrees not to interfere with the rights herein reserved or any facilities used pursuant thereto.

IN WITNESS WHEREOF, ILLINOIS CENTRAL GULF RAILROAD COMPANY, the Grantor, has caused these presents to be signed by its Vice President, and its corporate seal, duly attested by its Assistant Secretary to be hereunto affixed, they being thereunto duly authorized this 21st day of December, 1982.

ILLINOIS CENTRAL GULF RAILROAD COMPANY

By [Signature]
R. A. Irvine
Vice President



By [Signature]
W. H. Sanders
Assistant Secretary

Description approved by [Signature]
from [Signature]

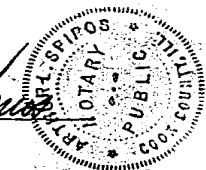
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify that R. A. Irvine personally known to me to be the Vice President of the ILLINOIS CENTRAL GULF RAILROAD COMPANY, a Delaware Corporation, and W. H. Sanders, 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 under oath that as such Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President 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 21st day of December, 1982.

This instrument prepared by:
[Signature]
Illinois Central Gulf Railroad
233 N. Michigan Ave.
Chicago, Illinois 60601

[Signature]
Arthur L. Sparos
Notary Public
My Commission Expires 2-25-1985



MAIL TO BOX 430

26446718

UNOFFICIAL COPY

1992 DEC 22 PM 2 05

302232 642824 . 26446719 11.09

Property of Cook County Clerk's Office

11.09

26446719

UNOFFICIAL COPY

RECEIVED IN BAD CONDITION

203

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

ARTHUR L. SPIROS, being duly sworn on oath, states that he resides at CHICAGO, 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 division 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 conveyance 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.

26A67710

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

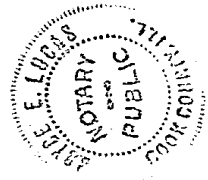
AFFIANT further states that he makes this Affidavit for the purpose of inducing the Recorder of Deeds of COOK COUNTY, Illinois, to accept the attached deed for recording.

Arthur L. Spiros

Subscribed and sworn to before me this 21st day of DECEMBER, 1982

Jose E. Lucas
Notary Public

My Commission Expires Nov. 17, 1985



END OF RECORDED DOCUMENT