

UNOFFICIAL COPY

26 475 489

THIS INDENTURE Witnesseth that the Grantor, the ILLINOIS CENTRAL GULF RAILROAD COMPANY, a Delaware Corporation, 233 North Michigan Avenue, Chicago Illinois 60601, for and in consideration of the sum of TWO HUNDRED FIFTY TWO THOUSAND AND NO/100 DOLLARS (\$252,000.00) in hand paid and other valuable consideration, hereby conveys, releases, remises and forever quitclaims to the Grantee, SOFT SHEEN PRODUCTS, INC., A DELAWARE CORPORATION, 1000 E. 87TH STREET, CHICAGO, ILLINOIS 60619, all its right, title, interest and claim in and to the following described lands and property situated in the County of Cook and State of Illinois to wit:

STATE OF ILLINOIS
 DEPARTMENT OF REVENUE
 REAL ESTATE TRANSACTION TAX
 126.00

26 475 489

A parcel of land forming a portion of the Illinois Central Gulf Railroad Company's Richton District right-of-way and property situated in the East Half of the Southwest Quarter and in the South Half of the Southeast Quarter of the Northwest Quarter of Section 35, Township 38 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois, said right-of-way and property being more particularly described as follows: Begin at the point where the Northward extension of the West line of 66 foot wide Greenwood Avenue intersects the North line of 66 foot wide East 87th Street, and run North along said West line of Greenwood Avenue, being along Grantor's East property line, 1347.34 feet to Grantor's property corner in the Southwest line of the property of the Norfolk and Western Railway Company; thence northwesterly along said Southwest property line, being along Grantor's Northeast property line as acquired by the former Illinois Central Railroad Company from James Scinson by deed dated April 3, 1891 and recorded in Deed Book 3417 on page 143 1610.80 feet to a point and corner in a line that lies parallel with and 148.5 feet normally distant easterly from the centerline of Grantor's Richton District southbound main track; thence southerly along the last said parallel line, 3004 feet, more or less, to a point and corner in the aforesaid North line of East 87th Street; thence East along said North line of East 87th Street, 573 feet, more or less, to return to the point of beginning; less and except, all of that property previously conveyed by the former Illinois Central Railroad Company to: Selma B. Mette and Marie M. Burbach by deed dated September 22, 1945 and recorded as document No. 13637183 in Deed Book 40470 on page 553; the Volta Battery Corporation by deed dated December 27, 1945; the American Roof Truss Company by deed dated July 26, 1950; the Fordham Lumber Company by deed dated September 17, 1951; and George L. McCargar by deed dated October 17, 1960; also, less and except, all of that property previously conveyed by the Illinois Central Gulf Railroad Company to: Edward G. Gardner and Betty Gardner by deed dated August 15, 1980; Edward G. Gardner and Betty Ann Gardner by deed dated May 29, 1981; also, less and except, a parcel of land fronting 12.5 feet on the aforesaid North line of East 87th Street, fronting 10 feet on the aforesaid line that lies parallel with and 148.5 feet normally distant easterly from the centerline of Grantor's Richton District southbound main track, and lying southerly and westerly of the South and West lines of that property previously conveyed by Grantor to Edward G. Gardner and Betty Gardner by deed dated August 15, 1980. Said parcel of land being subject to an easement as granted by the former Illinois Central Railroad Company in favor of the American Roof Truss Company by document dated July 27, 1950.

CANCELLED
 REAL ESTATE TRANSACTION TAX
 126.00

All as shown on plat of survey dated December 22, 1982, said plat having been certified as true by the Exzakt Survey Co., Inc., Illinois Registered Land Surveyor Corporation No. 31.

GRANTOR reserves unto itself, its successors and assigns a non-exclusive easement for roadway purposes over and across the existing roadway located on the premises hereinabove conveyed. However, Grantee may relocate said roadway over and across said premises at a location acceptable to Grantor, at the sole cost, risk and expense of Grantee and pursuant to grant of easement acceptable to Grantor.

26 475 489

Property of

68 85-919-R

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 504.00

BOX 533

GRANTOR reserves the right for 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.

~~As a part of the consideration hereof, and in accepting this conveyance, the Grantee agrees and binds itself to purchase, affix and cancel any and all documentary stamps of every kind and nature in the amount prescribed by statute, and to pay any and all required transfer taxes and fees incidental to recording of this instrument.~~

PA/
ICARRLO

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 29TH day of DECEMBER, 1932

ILLINOIS CENTRAL GULF RAILROAD COMPANY

By

[Signature]
Vice President



[Signature]
Assistant Secretary

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1933 JAN 19 PM 2:33

Edwin J. Platen
RECORDS OF DEEDS
26475489

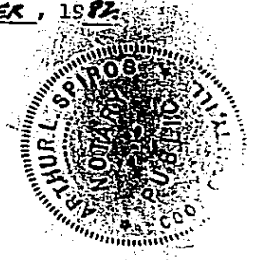
26 475 489

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 29TH day of DECEMBER, 1984.

Arthur J. ...
Notary Public



My Commission Expires:

My Commission Expires
February 25, 1985

Description Approved: ICG

Form Approved: ICG
Attorney

THIS INSTRUMENT PREPARED BY:

A. J. ...
Real Estate Department
ILLINOIS CENTRAL GULF RAILROAD COMPANY
233 North Michigan Avenue
Chicago, Illinois 60601

26 475 489

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

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.

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
Arthur L. Spiros

Subscribed and sworn to before me this 20th day of December, 1982.

Robert L. Wiley
Notary Public

26 475 400