

UNOFFICIAL COPY

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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 SIXTY FIVE THOUSAND DOLLARS AND NO/100 DOLLARS (\$265,000.00) in hand paid and other valuable consideration, hereby conveys, releases, remises and forever relinquishes all its claims to the Grantee, NATIONAL JOCKEY CLUB, INC., 3301 SOUTH LARAMIE AVENUE, CICERO, ILLINOIS 60650 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:

A tract of land comprised of that part of Blocks 9, 10, 11 and 12 in Baldwin's Subdivision of the Northwest Quarter of Section 33, Township 39 North, Range 13 East of the Third Principal Meridian, bounded and described as follows:

Commencing at a point on the South line of said Block 9 which point is 214.00 feet West from the Southeast corner of said Block 9, and running; Thence North along a line perpendicular to the South line of said Block 9, a distance of 115.00 feet; Thence northwestwardly along a line forming an angle to the left of 45 degrees, a distance of 43.30 feet; Thence West along a line parallel with said South line of Block 9, a distance of 29.90 feet; Thence northwestwardly along a line which bears its northerly terminus a point which is 418.00 feet (measured perpendicularly) North from said South line of Block 9 and 371.43 feet (measured perpendicularly) West from the East line of said Block 9, a distance of 82.30 feet, to the Point of Beginning for the hereinafter described tract of land; Thence West along a line parallel with said South line of Blocks 9 and 10 a distance of 509.25 feet; Thence northwestwardly along a line which forms an angle to the right of 8 degrees 6 minutes 56 seconds with the prolongation of said last described line, a distance of 101.01 feet; Thence continuing northwestwardly along a line which forms an angle to the left of 4 degrees 45 minutes 43 seconds with the prolongation of said last described line, a distance of 100.17 feet; Thence southwestwardly along a line which forms an angle to the left of 4 degrees 0 minutes 25 seconds with the prolongation of said last described line, a distance of 106.86 feet; Thence continuing southwestwardly along a line which forms an angle to the right of 1 degree 42 minutes 11 seconds with the prolongation of last described course, a distance of 62.77 feet to a point which is 223.39 feet North of the South line of said Block 10 and 1179.80 feet West of the Southeast corner of said Block 9, as measured along the South line of said Blocks 9 and 10 and a line perpendicular thereto; Thence westwardly along the arc of a circle, convex to the South, with a radius of 984.77 feet, the tangent of said arc forms an angle to the left of 0 degrees 26 minutes 53 seconds with the prolongation of last described course, a distance of 282.45 feet; Thence northwestwardly along a straight line, a distance of 347.76 feet (347.16 = deed) to the Northwest corner of the parcel of land conveyed by deed recorded April 2, 1975 as Document No. 23037898; Thence South along the West line of the property, so conveyed, being a line perpendicular to the South line of Block 11, aforesaid, at a point which is 883.00 feet East from the Southwest corner of said Block 12, a distance of 266.00 feet to a point which is 30.00 feet North of said South line of Block 11; Thence West along a line 30.00 feet North from and parallel with said South line of Blocks 11 and 12, being the North line of 34th Street, a distance of 268.00 feet; Thence North along a line perpendicular to said North line of 34th Street, a distance of 75.00 feet;

COOK CO. NO. 016  
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DEPT. OF REVENUE  
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CANCELLED  
COUNTY OF COOK  
REVENUE  
STATE  
APR 1985  
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12.00

Thence West along a line parallel with said South line of Block 12, a distance of 60.00 feet;

Thence North along a line perpendicular to last described parallel line, a distance of 294.46 feet;

Thence southeastwardly along a straight line, a distance of 459.16 feet, to a point which is 336.79 feet (measured perpendicularly) North from the South line of said Block 11;

Thence eastwardly along the arc of a circle, convex to the South, tangent to last described straight line and having a radius of 1134.33 feet, a distance of 155.81 feet, to a point which is 326.18 feet (measured perpendicularly) North from the South line of said Block 11;

Thence eastwardly along a straight line, tangent to last described arc of a circle, a distance of 491.15 feet to a point which is 326.40 feet (measured perpendicularly) North from the South line of said Block 10;

Thence northeastwardly along the arc of a circle, convex to the Southeast, tangent to last described straight line and having a radius of 1134.33 feet, a distance of 234.72 feet, to a point which is 350.70 feet (measured perpendicularly) North from the South line of said Block 10;

Thence northeastwardly along a straight line, tangent to last described arc of a circle, a distance of 182.17 feet, to a point which is 388.21 feet (measured perpendicularly) North from the South line of said Block 9;

Thence continuing northeastwardly along the arc of a circle, convex to the Southeast, tangent to last described straight line and having a radius of 3014.48 feet, a distance of 171.60 feet to a point which is 428.32 feet (measured perpendicularly) North from the South line of said Block 9;

Thence northeastwardly along a straight line, tangent to last described arc of a circle, a distance of 51.90 feet to a point which is 441.88 feet (measured perpendicularly) North from the South line of said Block 9;

Thence continuing northeastwardly along a straight line a distance of 232.83 feet, to a point which is 479.30 feet (measured perpendicularly) North from the South line of said Block 9;

Thence northeastwardly along the arc of a circle, convex to the Northwest, tangent to last described straight line and having a radius of 930.00 feet, a distance of 132.44 feet, to a point on a line 40.00 feet West from and parallel with the East line of said Block 9, said point being 491.22 feet, (measured perpendicularly) North from the South line of said Block 9;

Thence South along last described parallel line, being the West line of Laramie Avenue, a distance of 73.22 feet to an intersection with a line 418.00 feet (measured perpendicularly) North from the South line of said Block 9;

Thence West along said last described parallel line, a distance of 331.43 feet, to the aforementioned point, which is 418.00 feet (measured perpendicularly) North from said South line of Block 9 and 371.43 feet (measured perpendicularly) West from the East line of said Block 9, and

Thence Southeastwardly along a straight line, a distance of 206.81 feet, to the Point of Beginning, in Cook County, Illinois.

Containing 298,934 square feet (6.8628 acres) of land, more or less.

GRANTEE covenants and agrees for itself, its successors and assigns that it shall not do anything that would directly or indirectly impair or damage Grantor's adjacent embankment and shall secure Grantor's prior written approval of any and all construction involving said embankment. This covenant shall run with the land hereinabove conveyed and be binding upon the Grantee, its successors and assigns the right to enter upon the property herein conveyed for the purpose of construction, maintenance and repair of said embankment. Should Grantee fail to preserve and guard said embankment as aforesaid, any costs incurred by Grantor in connection with work necessary to preserve and guard said embankment shall be at the sole expense of Grantee, its successors and assigns. Grantee's obligation to pay the aforesaid costs shall be binding upon its successors and assigns and shall run with the land hereinabove conveyed.

GRANTOR will pay, when due, all Real Estate taxes for the year 1985 and prior years.

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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 recordation of this instrument.

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 March, 1985.

ILLINOIS CENTRAL GULF RAILROAD COMPANY

*R. A. Irvine*  
R. A. Irvine, Vice President

ATTEST:

*W. H. Sanders*  
W. H. Sanders, Assistant Secretary

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

STATE OF ILLINOIS }  
COUNTY OF COOK }

SS

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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 use and purposes therein set forth.

Given under my hand and seal this 29th day of March, 1985.

*Notary Public*  
Notary Public

My Commission Expires:

February 25 19 89

Description Approved: *W. H. Sanders*

Form Approved: ICG RR Co.

Attorney

This Instrument Prepared By:  
*Olshaus*  
Illinois Central Gulf Railroad Co.  
233 N. Michigan Ave.  
Chicago, Illinois 60601

AFTER RECORDING RETURN TO:

Nash & Lalich  
30 N. LaSalle Street  
Suite 2426  
Chicago, IL 60602  
ATTN: Mr. George S. Lalich

X PIN:16-13-115-002  
117-010

X 34th St. & 54th Ave.  
CICERO, IL

BOX 333 C.A.

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END OF RECORDED DOCUMENT