

UNOFFICIAL COPY

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 NINETY FOUR THOUSAND DOLLARS AND NO/100 DOLLARS (\$94,000.00) in hand paid and other valuable consideration, hereby conveys releases, remises and forever quitclaims to the Grantee, SOUTH HOLLAND TRUST AND SAVINGS BANK, AS TRUSTEE, UNDER TRUST AGREEMENT DATED JANUARY 31, 1985 AND KNOWN AS TRUST NO. 7425 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:

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All that portion of the Illinois Central Gulf Railroad Company's Richton District, described as follows:

The South 43.5 feet of the Southwest Quarter of the Southeast Quarter of Section 23, and the North 415 feet of the Northwest Quarter of the Northeast Quarter of Section 26, lying West of the West right-of-way line of the former Illinois Central Railroad's original 200 foot right-of-way, all in Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Subject to the rights of the public in that part of Main Street situated within the westernmost limits of both parcels herein above conveyed.

All as shown on Plat of Survey dated February 19, 1985, said plat having been certified as true by George C. Ranney, IRLS#1553.

GRANTEE covenants and agrees to preserve, safeguard and maintain Grantor's embankment for its elevated right of way lying adjacent to and on the eastern side of the premises herein conveyed. Grantee shall further 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 for as long as used for railroad purposes. Grantor reserves for itself, its successors and assigns the right to enter upon the property herein above conveyed for the purpose of construction, maintenance or repair of said embankment should Grantee in Grantor's sole opinion fail to preserve, safeguard and maintain said embankment, and the costs thereof shall be paid for by Grantee, its successors and assigns. Grantee's obligation to pay the aforesaid cost shall be binding upon its successors and assigns and shall run with land herein above conveyed.

GRANTOR reserves for itself, its successors, and assigns, Regional Transportation Authority, and Illinois Municipal Corporation, or any successor or other body of the State of Illinois or City of Chicago charged with lawful duty to operate or subsidize commuter operations on and across Grantor's property and the patrons of said RTA and of Grantor, an easement over and across the subject premises for unrestricted pedestrian ingress and egress into Grantor's suburban passenger platform and tunnel running from subject property under the right-of-way of Grantor's property into said platform for free pedestrian ingress and egress into said platform and tunnel consistent with present use being made of subject property, all for so long as required by Grantor, RTA or successor bodies. Said easement shall be ten feet in width as indicated by Hatch Marks on Exhibit "A" attached hereto and made a part hereof.

GRANTEE covenants and agrees with Grantor, its successors, assigns, Regional Transportation Authority, an Illinois Municipal Corporation, or any successor or other body of the State of Illinois or City of Chicago, that Grantee, its successors and assigns will not construct, install, place or permit the construction, installation or placement of any structure or facility on, under or across the premises covered by the referenced easement reservation without the prior written consent from Grantor, its successors and assigns, or RTA, its successors or assigns; and Grantee will not use or permit the use of any of its property in any manner which may restrict, limit or interfere with

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Pm* 31-28-200-008-6001 ycl AB of Pro: Main Street, Matteson (vacant)
6002
31-23-580-001
RAILROAD WARRANTS
BOX 430

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
APR 1985
PB 10886
CO. NO. 016
47.00

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Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
APR 1985
PB 11431
47.00

~~200~~
27501601

Property of Cook County Clerk's Office

10/11/85

311120

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HALLIQUED COMPANY

SALE 1901

THIS INSTRUMENT IS SUBJECT TO THE

RECORDING ACT OF THE STATE OF ILLINOIS

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the use of the aforementioned reserved easement. Without limiting the generality of the foregoing, Grantee, its successors and assigns, agrees that it will not build or construct a fence of any type or barrier that would restrict access to the public patrons of Grantor and RTA or employees of said parties across the referenced easement over subject premises for pedestrian ingress and egress into the aforementioned suburban passenger platform. This covenant shall run with the land and be binding upon the Grantee, its successors and assigns for so long as required by Grantor or by RTA, its successors and assigns.

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GRANTOR reserves the right for the continued maintenance, replacement and use of all existing driveways, roads, 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 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 28 day of FEBRUARY 1985

ILLINOIS CENTRAL GULF RAILROAD COMPANY

By [Signature]
R. A. IRVINE
Vice President

ATTEST:

By [Signature]
W. H. SANDERS
Assistant Secretary

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Clerk's Office

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 28 day of FEBRUARY, 1985

Robert T. Wiley
Notary Public

My Commission Expires:

July 18, 1988

Description Approved:

ICG RAILROAD Co

Form Approved:

R R FOWLER
Attorney

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THIS INSTRUMENT PREPARED BY:

R L WILKY
Real Estate Department
ILLINOIS CENTRAL GULF RAILROAD COMPANY
233 North Michigan Avenue
Chicago, Illinois 60601

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address of grantee:
16178 S. Park Ave
South Holland, IL

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APR-4-85 48643 27501601 A - REC 16.00

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2) 748-1683
2) 785-6162

JOSEPH A. SCHUDT & ASSOCIATES
Civil Engineers Surveyors Land Planners
3920 W. 216th ST. MATTESON, ILL. 60443

Meters	0	.01	.02	0
Feet	0	.05	.1	

Plat of Survey

George

the South 43.5 feet of the Southwest Quarter of the Southeast Quarter of Section 23, and the North 415 feet of the Northwest Quarter of the Northeast Quarter of Section 23, lying West of the West right-of-way line of the Illinois Central Railroad's original 100 foot right-of-way, all in Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

subject to the rights of the public in that part of Main Street situated within the narrowest limits of both parcels herein above conveyed.

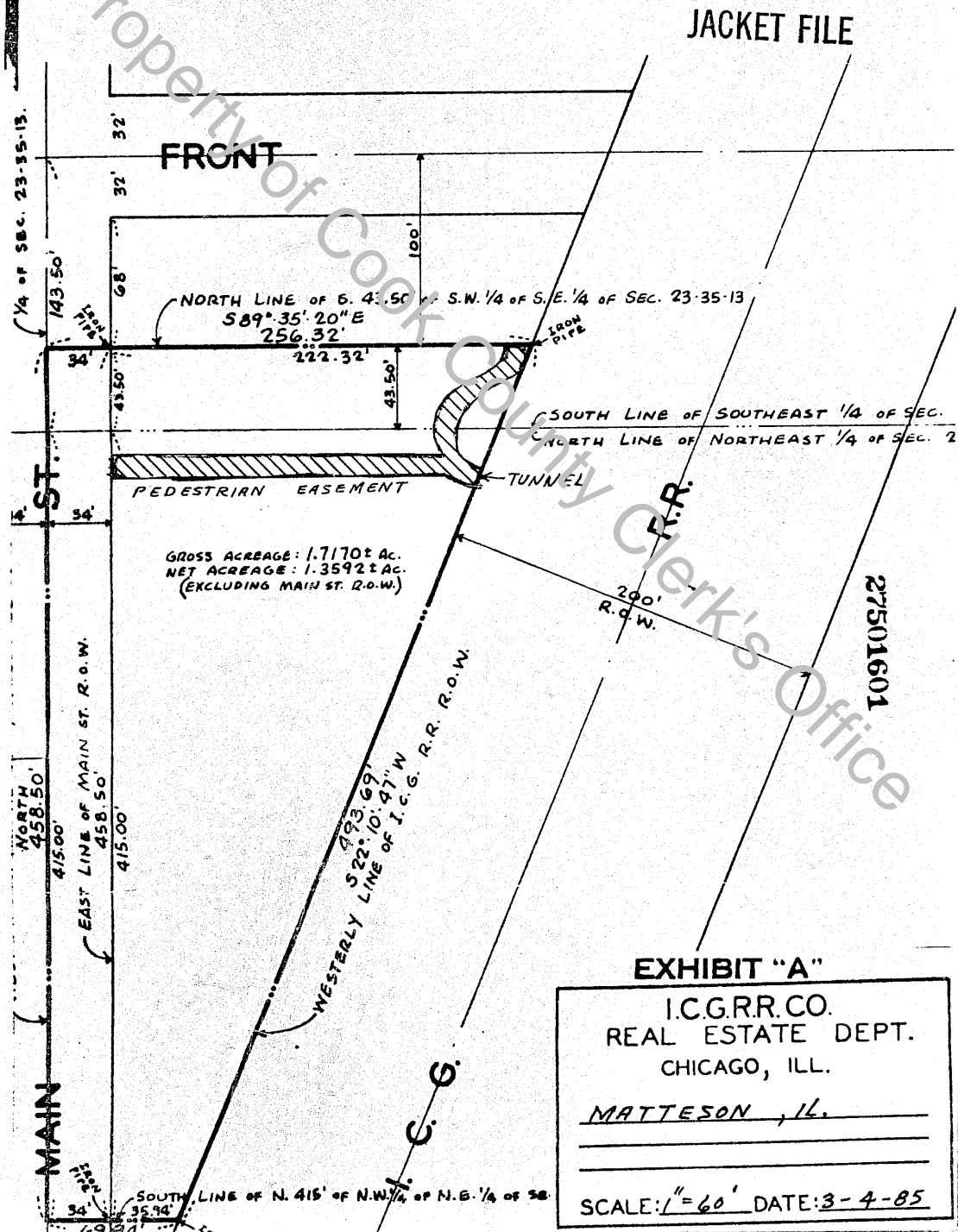


EXHIBIT "A"

I.C.G.R.R. CO.
REAL ESTATE DEPT.
CHICAGO, ILL.
MATTESON, IL.

SCALE: 1" = 60' DATE: 3-4-85

END OF RECORDED DOCUMENT