

70-70-383 a.c.

Success - 59886

THE GRANTOR, CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, a Delaware corporation, whose principal office is located at 165 North Canal Street, Chicago, Illinois, for the consideration of ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$175,000.00), conveys and quitclaims to ELAINE JACOBSON, a single person, whose address is 33 North LaSalle Street, Suite 2131, Chicago, Illinois 60602, GRANTEE, all interest in the following described real estate situated in the County of Cook, and the State of Illinois, to wit:

That part of the Southwest Quarter of the Northeast Quarter of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: Commencing at the Southeast corner of Lot 300 in William Deering's Diversey Avenue Subdivision, being a point on the North line of West Diversey Parkway; thence Easterly along said North line of West Diversey Parkway a distance of 123.58 feet to the point of beginning of the parcel of land herein described, said point being also 10 feet Easterly, measured at right angles, from the center line of Chicago and North Western Transportation Company Yard Track I.C.C. No. 226 (now removed), as said yard track was located in 1972; thence continuing Easterly along said North line of West Diversey Parkway a distance of 117 feet, more or less, to a point distant 15 feet Westerly, measured at right angles, from the Southerly extension of the center line of the tangent segment of Chicago and North Western Transportation Company Spur Track I.C.C. No. 219, as said track is now located; thence Northerly parallel with the center line of said last described Spur Track, and the extensions thereof, a distance of 1,025 feet, more or less, to a point distant 15 feet Northwesterly, measured radially, from the center line of Chicago and North Western Transportation Company Yard Lead Track I.C.C. No. 220, as said track is now located; thence Southwesterly parallel with said yard lead track center line a distance of 215 feet, more or less, to a point distant 10 feet Easterly, measured at right angles, from the Northerly extension of the center line of the tangent segment of Chicago and North Western Transportation Company Yard Track I.C.C. No. 226 (now removed), as said track was located in 1972; thence Southerly parallel with said last described yard track center line, and the extension thereof, a distance of 848.39 feet, more or less, to the point of beginning.

BOOK NO. NO. 016 209962

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE OCT-96 875.00

STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE OCT-95 875.00 Cook County

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE OCT-96 875.00

Grantor further grants unto Grantee, its successors and assigns, the right in common with Grantor, its successors and assigns, and those whom it may elect, to use for driveway purposes the following described real estate, to wit:

Easement and right reserved in the Quitclaim Deed from Chicago and North Western Transportation Company, a Delaware corporation, to Stewart-Warner Corporation, a Virginia corporation, dated July 10, 1972, and recorded July 12, 1972, as Document No. 21 973 508, to use for roadway purposes only the following described real estate, to wit: That part of the real estate described in the afore-said Quitclaim Deed recorded July 12, 1972, as Document No. 21 973 508, bounded and described as follows: Beginning at the intersection of the Easterly line of said real estate and the Southeasterly line of the paved teamway; thence Northwesterly along a straight line to the intersection of the East line of the North and South alley and the South line of the East and West alley; thence Northerly along the East line of said North and South alley, a dis-

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Authorization No. 7208

tance of 125.81 feet, more or less, to a point on the South line of W. Oakdale Avenue; thence East along said South line of W. Oakdale Avenue, a distance of 25.00 feet; thence Southerly parallel with the East line of said alley, a distance of 120.00 feet, more or less, to a point distant 25.00 feet Northeasterly, measured at right angles, from said first above described line (from the point of beginning); thence Southeasterly parallel with said first above described line to a point on the East line of said above described real estate; thence Southerly along said East line to the point of beginning, all in Cook County, Illinois.

P.I. # 14-30-222 - 042-0000 U.S. DIVERSEY AVE. ADJACENT TO CHICAGO N.W.R. TRACKS

Grantor, its successors and assigns, and those whom it may elect, assumes no responsibility for any cost in connection with the construction, reconstruction, maintenance or repair of said driveway.

Subject to the right of the Grantor, its successors and assigns, to have until the date ninety (90) days after the date of this deed to enter upon said real estate for the purpose of removing any and all tracks, ties, ballast, culverts and bridge materials, shipping platform, overhead electrical wires, poles and guy wires, facilities and appurtenances thereto from said real estate and from adjoining real estate. If not removed within said period, and following written demand by Grantee, they shall be deemed abandoned by Grantor without obligation on Grantor's part and shall thereafter be and become Grantee's property in place.

Excepting and Reserving, however, unto the Grantor, its lessees, licensees, successors and assigns, the right to continue to protect, maintain, operate, and use any and all existing drainage, driveways, conduits, sewers, water mains, gas lines, electric power lines, communication lines, wires and other utilities, and easements of any kind whatsoever on said premises, including the repair, reconstruction and replacement thereof.

By the acceptance of this conveyance, Grantee, for herself, her heirs and assigns, agrees:

- (1) To take all steps necessary, at no expense to Grantor, to comply with any and all governmental requirements relating to land platting and use.
- (2) To erect and maintain, at his own expense, a fence along the Easterly boundary line of the above described real estate, in the event a fence is required subsequent to this conveyance, by Grantor, its successors and assigns, or any governmental body having jurisdiction.

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(3) That, if at any time the surface of the above described real estate is to be put to a use requiring alterations of the slope of the embankment supporting Grantor's adjoining real estate, then Grantee, prior to making such alterations, shall submit plans and specifications of such alterations to Grantor's Chief Engineer for consideration and approval and shall make such alterations only in accordance with such plans and specifications as shall be approved.

(4) To protect the integrity of that portion of Grantor's retaining wall extending easterly from the above described real estate along the Northerly line of West Diversey Parkway if or when the remainder of the retaining wall is altered or removed.

Grantor certifies that the subject property may and shall, if released from the lien of the Indenture of Mortgage and Deed of Trust, originally executed by Chicago and North Western Railway Company and The First National Bank of Chicago, Trustee, dated as of January 1, 1939, as supplemented and amended, be automatically released from (i) the liens of the Mortgage Indenture and Deed of Trust, Assignment of Leases and Rents, Security Agreement and Financing Statements A and B dated as of June 29, 1983 by Grantor and Midwestern Railroad Properties, Incorporated to Continental Illinois National Bank and Trust Company of Chicago and The First National Bank of Chicago, as Co-Agents, pursuant to clause (a) of Section 4.3 thereof, and (ii) the lien of the Consolidated Mortgage dated as of January 15, 1984, as supplemented and amended, by Grantor to American National Bank and Trust Company of Chicago, as Trustee, pursuant to Article Nine, Section 14 thereof.

DATED this 22nd day of September, 1986.

Signed, Sealed and Delivered in Presence of: Janice Novakowski
Marilyn J. Klein

CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY
By Robert W. Mickey, Vice President
Attest Jeffrey A. Davis, Asst. Secretary

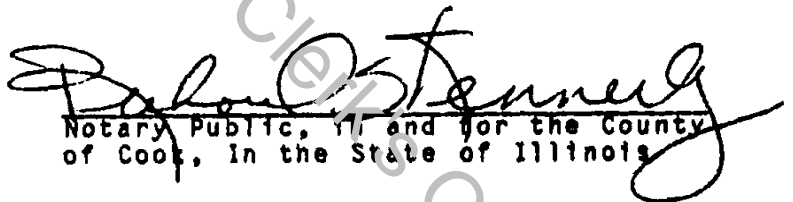
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STATE OF ILLINOIS)
 COUNTY OF C O O K) SS

I, Richard S. Kennerley, a Notary Public duly commissioned and qualified in and for the County and State aforesaid, DO HEREBY CERTIFY that Robert W. Mickey and Jeffrey A. Davis, to me personally known and known to me to be, respectively, -- Vice President and Assistant Secretary of CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, a Delaware corporation, and the identical persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, severally acknowledged to me that they are, respectively, -- Vice President and Assistant Secretary of said corporation; that as such officers they signed, sealed and delivered said instrument in behalf of said corporation by authority and order of its Board of Directors, as the free and voluntary act and deed of said corporation, and as their own free and voluntary act; that the seal affixed to said instrument is the seal of said corporation; and that said corporation executed said instrument for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as such Notary Public, at Chicago, Illinois, this 22nd of September, 1986.


 Notary Public, in and for the County of Cook, in the State of Illinois

My Commission Expires: November 8, 1980

COOK COUNTY, ILLINOIS
 FILED FOR RECORD

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This instrument was prepared by Chicago and North Western Transportation Company, 165 North Canal Street, Chicago, Illinois 60606.

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Property of Cook County Clerk's Office

MAIL TO.

MR. HARVEY SCHWARTZ
70 SCHWARTZ, ZABAN + JACOBS
33 N. LA SALLE STR
CHICAGO, ILL. 60602

BOX 833-HV
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