

# UNOFFICIAL COPY

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4/28/86

PR 80

86164409

## DEED

THIS INDENTURE made this 31<sup>st</sup> day of March, 1986,  
by and between THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a  
New Jersey corporation, hereinafter Grantor; and METRO CHICAGO  
INVESTMENT COMPANY, an Illinois limited partnership, hereinafter  
Grantee;

### W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars  
(\$10.00) and other good and valuable consideration, the Grantor  
does hereby remise, release, alien and convey unto the Grantee,  
in fee simple the following described land, together with any  
improvements thereon, in Cook County, Illinois and more parti-  
cularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to:

SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the hereditaments and  
appurtenances thereunto belonging, or in anywise appertaining,  
and the reversion and reversions, remainder and remainders,

70-37-421  
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Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

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rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or in equity, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

WITNESS the following signatures and seals:

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

(SEAL)

By: [Signature]  
Vice President

66164409

ATTEST:

By: [Signature]  
Assistant Secretary

This instrument prepared by: Dean E. Parker  
HINSHAW, CULBERTSON, MOELMANN,  
HOBAN & FULLER  
69 W. Washington Street - Suite 2700  
Chicago, Illinois 60602  
(312) 630-3200

# UNOFFICIAL COPY

COOK  
CO. NO. 015  
1 4 5 5 1

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
APR 22 '86 DEPT. OF REVENUE  
754.00  
P.O. 10607

STATE OF ILLINOIS

COUNTY OF COOK, to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that JOHN A. KELLOGG (Vice) President of THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, whose name is signed to the foregoing Deed bearing date on the 31st day of MARCH, 1986, has acknowledged the same to me, in the aforesaid jurisdiction, to be the act and deed of said THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, and made oath that his signature was affixed with due authority.

GIVEN under my hand and seal this 25th day of APRIL, 1986

Benjamin A. Szajkowski  
Notary Public

My commission expires: 9/3/89

86164A09

By 7,500.00

COOK  
CO. NO. 015  
1 4 5 5 1 2  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
APR 22 '86 DEPT. OF REVENUE  
999.00  
P.O. 10607

COOK  
CO. NO. 015  
1 4 5 5 1  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
APR 22 '86 DEPT. OF REVENUE  
998.00  
P.O. 10607

COOK  
CO. NO. 015  
1 4 5 5 1  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
APR 22 '86 DEPT. OF REVENUE  
999.00  
P.O. 10607

COOK  
CO. NO. 015  
1 4 5 5 1  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
APR 22 '86 DEPT. OF REVENUE  
999.00  
P.O. 10607

## EXHIBIT A

### Legal Description

THAT PART OF LOT "B" IN THE SUBDIVISION OF THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN THE RECORDER'S OFFICE IN COOK COUNTY, ILLINOIS, SEPTEMBER 5, 1893, IN BOOK 59 OF PLATS, PAGE 32, AS DOCUMENT 1924571, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SOUTH PULASKI ROAD (FORMERLY SOUTH CRAWFORD AVENUE) AND THE NORTH LINE OF WEST 40TH STREET (A PRIVATE STREET); THENCE WEST ALONG SAID NORTH LINE OF WEST 40TH STREET TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 256.30 FEET WEST OF SAID WEST LINE OF SOUTH PULASKI ROAD; THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 279.14 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX TO THE NORTH WEST, HAVING A RADIUS OF 371.56 FEET AND BEING TANGENT TO LAST DESCRIBED LINE AT SAID POINT OF CURVE, AN ARC DISTANCE OF 311.82 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING NORTHEASTERLY ALONG A CURVED LINE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 346.02 FEET AND HAVING A COMMON TANGENT LINE WITH LAST DESCRIBED CURVE AT SAID POINT OF COMPOUND CURVE, AN ARC DISTANCE OF 75.29 FEET TO A POINT; THENCE CONTINUING NORTHEASTERLY ALONG A CURVED LINE CONVEX TO THE NORTH WEST HAVING A RADIUS OF 646.69 FEET AN ARC DISTANCE OF 80.01 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SOUTH PULASKI ROAD, SAID POINT BEING 634.06 FEET NORTH OF AFORESAID NORTH LINE OF WEST 40TH STREET MEASURED ALONG SAID WEST LINE OF SOUTH PULASKI ROAD; THENCE SOUTH ALONG SAID WEST LINE OF SOUTH PULASKI ROAD TO THE POINT OF BEGINNING.

THE FOREGOING DESCRIPTION IS BASED UPON THE FOLLOWING DEFINITIONS:

WEST 40TH STREET (A PRIVATE STREET) IS DEFINED AS A STRIP OF LAND 66 FEET IN WIDTH LYING IN LOT "A" AND IN LOT "B" OF THE SUBDIVISION RECORDED IN BOOK 59 OF PLATS, AT PAGE 32, AS DOCUMENT 1924571, EXTENDING EASTERLY FROM A LINE PARALLEL TO AND 655.93 FEET EAST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SECTION 3, SAID PARALLEL LINE BEING THE EAST LINE OF SOUTH KILDARE BOULEVARD, TO ITS INTERSECTION WITH THE WEST LINE OF SOUTH PULASKI ROAD. THE NORTH LINE OF SAID STRIP IS A LINE PARALLEL TO AND 1086 FEET NORTH OF THE NORTH LINE OF RE-ESTABLISHED DISTRICT BOULEVARD; THE SOUTH LINE OF SAID STRIP OF LAND IS A LINE PARALLEL TO AND 66 FEET SOUTH OF THE NORTH LINE OF SAID STRIP OF LAND.

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## EXHIBIT A - Cont'd.

THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SECTION 3, MEASURED 2648.14 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 3 AND MEASURED 2642.84 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 3, TO A POINT ON THE SOUTH LINE OF SAID SECTION 3, MEASURED 2669.37 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 3 AND MEASURED 2668.04 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 3.

THE EAST AND WEST CENTER LINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID SECTION 3 MEASURED 2597.19 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 3 AND MEASURED 2669.84 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 3 TO A POINT ON THE WEST LINE OF SAID SECTION 3, MEASURED 2598.77 FEET SOUTH FROM THE NORTH WEST CORNER OF SAID SECTION 3 AND MEASURED 2661.19 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID SECTION 3.

THE NORTH LINE OF RE-ESTABLISHED DISTRICT BOULEVARD (A PRIVATE STREET), AND SAID NORTH LINE EXTENDED, IS HEREBY DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT IN THE EAST LINE OF SAID SECTION 3, 465.16 FEET NORTH OF THE EAST AND WEST CENTER LINE OF SECTION 3 TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SECTION 3, 464.08 FEET NORTH OF THE SAID EAST AND WEST CENTER LINE. THE SOUTH LINE OF RE-ESTABLISHED DISTRICT BOULEVARD IS 80 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF RE-ESTABLISHED DISTRICT BOULEVARD.

Property Tax I.D. No.: 19-03-201-014-0000  
XP

Street Address: 4000-40 W. 40th Street

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## EXHIBIT B

### Subject to:

1. General and Special Taxes for the year 1985 and subsequent years.
2. Matters of survey disclosed by survey no. 8602018, made by Chicago Guarantee Survey Company.
3. Interest of Inmont pursuant to written lease.
4. Railroad rights of way, switch and spur tracks.

0 5 4 5 9 3  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP APR 10 '88  
p.a. 11431  
999.00

2 6 9 4 5 0  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP APR 10 '88  
p.a. 11431  
999.00

0 5 4 5 3 4  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP APR 10 '88  
p.a. 11431  
999.00

9 6 4 5 8  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP APR 10 '88  
p.a. 11431  
754.00

0 5 4 6 5  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP APR 10 '88  
p.a. 11431  
999.00

86164409

86164409

PROPERTY RECORDING  
RECORDED FROM 5112 44/28/85 15:41:00  
\$15.50  
\*86-164409

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Property of Cook County Clerk's Office

00110102

8/33

CHICAGO TITLE AND TRUST COMPANY  
111 WEST WASHINGTON  
CHICAGO, ILLINOIS 60602  
ATTN: L. BERGZEMER  
1302601

MAR 20

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PR 83

DEED

86164410

THIS INDENTURE made this 31<sup>st</sup> day of March, 1986,  
by and between THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a  
New Jersey corporation, hereinafter Grantor; and METRO CHICAGO  
INVESTMENT COMPANY, an Illinois limited partnership, hereinafter  
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W I T N E S S E T H:

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(\$10.00) and other good and valuable consideration, the Grantor  
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SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to:

SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the hereditaments and  
appurtenances thereunto belonging, or in anywise appertaining,  
and the reversion and reversions, remainder and remainders,

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D-3

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transfer stamps applied to  
10/16/91  
86164410  
doc #

86164410

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