

# UNOFFICIAL COPY

Authorization No. 7222

DEED NO. 85407

**87497452**

THE GRANTOR, CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, a Delaware corporation, whose principal office is located at 165 N. Canal Street, Chicago, Illinois, for the consideration of ONE HUNDRED THIRTY-THREE THOUSAND THREE HUNDRED EIGHTY-SIX AND NO/100 DOLLARS (\$133,386.00), conveys and quitclaims to PRAIRIE MATERIAL SALES, INC., an Illinois corporation of 7601 West 79th Street, Bridgeview, Illinois 60455, GRANTEE, all interest in the following described real estate situated in the City of Chicago, County of Cook, and the State of Illinois, to wit:

That part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 40 North, Range 13 East of the Third Principal Meridian, bounded and described as follows: Commencing at the intersection of the North line of West Belmont Avenue and the West line of North Kedzie Avenue; thence North 00°00'00" East along said West line of North Kedzie Avenue a distance of 396.26 feet; thence North 51°38'00" West a distance of 420.00 feet; thence South 38°22'00" West a distance of 53.54 feet to the point of beginning of the parcel of land herein described, said point being also a point on a line parallel with and distant 8.5 feet Northeasterly, measured at right angles, from the center line of the tangent segment of Chicago and North Western Transportation Company Yard Track I.C.C. No. 223; thence South 51°38'00" East a distance of 260.00 feet; thence South 38°22'00" West a distance of 60.64 feet, to a point distant 15 feet Northeasterly, measured radially, from the center line of Chicago and North Western Transportation Company Yard Track I.C.C. No. 225; thence Northwesterly along a curve being 15.00 feet Northerly, measured radially from the center line of said Yard Track I.C.C. No. 225, said curve being concave Southwesterly having a radius of 1,282.28 feet and an arc length of 62.37 feet to the intersection of said curve with a line being 10.00 feet Northerly of and parallel with the tangent portion of said Yard Track I.C.C. 225; thence North 51°36'28" West along a line 10.00 feet Northerly of and parallel with the tangent portion of said Yard Track I.C.C. No. 225 a distance of 875.37 feet to its intersection with a curve being 15.00 feet, measured radially, from the center line of Chicago and North Western Transportation Company Yard Track I.C.C. No. 224; thence Northwesterly along a curve being 15.00 feet Northwesterly, measured radially from the center line of said Yard Track I.C.C. No. 224, said curve being concave Northerly having a radius of 648.87 feet and an arc distance of 110.77 feet to a point of reverse curve; thence Northwesterly along a curve being 15.00 feet Northerly, measured radially, with the center line of said Yard Track I.C.C. No. 224, said curve being concave Southerly having a radius of 902.82 feet and an arc distance of 65.18 feet to a point on a line that bears North 37°48'40" East; thence North 37°48'40" East a distance of 7.73 feet, to a point distant 10.00 feet Northwesterly, measured at right angles, from the center line of Chicago and North Western Transportation Company Yard Track I.C.C. No. 223, as said Yard Track is now located, said point being also on the arc of a circle convex to the Southwest and having a radius of 3,938.36 feet; thence Southeasterly on the aforesaid arc of a circle and parallel to said Yard Track center line, a distance of 85.92 feet; thence South 38°22'00" West, a distance of 1.50 feet to a point distant 8.5 feet Northeasterly, measured at right angles, from the center line of said Yard Track I.C.C. No. 223; thence South 51°43'30" East, parallel with said Yard Track center line, a distance of 760.97 feet to the point of beginning, Cook County, Illinois.

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
66.75  
DEPT. OF REVENUE  
PERMITS DIVISION

087011  
COOK COUNTY  
NOV 1988

Cook County  
REAL ESTATE TRANSACTION TAX  
66.75  
REVENUE SERVICE

087011

003046  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
667.50  
DEPT. OF REVENUE  
PERMITS DIVISION



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Together with and including all of the Grantor's right, title and interest in and to all trackage presently located on the above described real estate.

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 the Grantee, for itself and/or its heirs, successors, transferees and assigns, hereby agrees:

- (1) To forever release the Grantor, its successors or assigns, from any and all obligations to furnish any driveway or other means of entry either to or from said above described real estate whether such obligations are imposed by Statute or otherwise; and
- (2) To take all steps necessary, at no expense to Grantor, to comply with any and all governmental requirements relating to land platting and use; and
- (3) To assume the total expense of erecting and maintaining a fence along the Southerly boundary line (trackside boundary) of the above described real estate, in the event a fence is required subsequent to this conveyance by the Grantor, its successors or assigns, or any governmental body having jurisdiction.

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 (1)

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62-105-108

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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 ~~DAPE DE RECORDING~~ Section 13.25 TH1111 TRAN 1417 09/10/87 12:17:00 #9864 #A \* 87-497452

COOK COUNTY RECORDER

DATED this 31st day of August, 1987.

Signed, Sealed and Delivered in Presence of:

CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY

Marilyn J. Klein  
Janice Goudkowski

By Robert W. Mickey  
 ROBERT W. MICKEY, Vice President  
 Attest Lisa M. Fanelli  
 Asst. Secretary

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 LISA M. FANELLI, 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 31st day of August, 1987.

Richard S. Kennerley  
 Notary Public, in and for the County of Cook, in the State of Illinois  
 RICHARD S. KENNERLEY

**10 00 MAIL**

My Commission Expires: November 8, 1988

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

L-68-2 PIN: 13-23-411-016-0000  
 ADDRESS OF PROPERTY: 3316 N. Rockwell  
Chicago, IL 60618

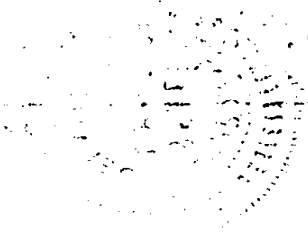
MAIL TO:  
 Dorothy A. Oremus, Esq  
 1376 Merchandise Mart  
 Chicago, IL 60654

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2025/05/08

Return to:

Dorothy A. Oremus, Esq.  
1376 Merchandise Mart  
Chicago, IL 60654