

UNOFFICIAL COPY

STATE OF ILLINOIS REAL ESTATE DEPARTMENT Cook County DEPT. OF REVENUE

18.50

THIS INDENTURE witnesseth that the Grantor, ILLINOIS CENTRAL RAILROAD COMPANY, a Delaware corporation formerly known as the ILLINOIS CENTRAL GULF RAILROAD COMPANY, a Delaware Corporation, 233 North Michigan Avenue, Chicago, Illinois 60601, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid and other valuable consideration, hereby conveys, releases, renises and forever quitclaims to the Grantee,

WILLIAM DUDK and FRANCES DUDK, his wife, as joint tenants

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:

Parcel 1: A strip of land, 30 feet wide, extending over and across a part of the South 1/2 of the South West 1/4 of the South West 1/4 of Section 27, Township 39 North, Range 13 East of the Third Principal Meridian, said strip of land being 6 feet in width on the North East side, and 22 feet in width on the South West side, of the following described line:

Beginning at a point in the North line of said South 1/2 of the South West 1/4 of the South West 1/4, 124 feet East of the West line of said Section 27; Thence southeasterly, along a 13 degree curve to the left, 230 feet (the tangent of said curve at the intersection with the North line of said strip of land taking an angle of 58 degrees) and 23 minutes with said North line); Thence southeasterly along a tangent to said curve, 908 feet (said tangent, if extended, would intersect the West line of the right of way of the Chicago and Illinois Western Railroad at a point 20 feet North of the South line of said Section 27); Thence southeasterly, along a 16 degree curve to the right, 118 feet to a point in the West line of the right of way of said Chicago and Illinois Western Railroad, 6 feet North of the South line of said Section 27)

(Except therefrom that part thereof lying North of a line 100 feet South of the South West 1/4 of the South West 1/4 of said Section 27; and also except therefrom that part falling in a tract described as follows: Beginning at the point of intersection of the South line of said Section 27 and the West line of the 26th Street branch of the Chicago and Illinois Western Railroad, said point being 142 feet West of the East line of said South West 1/4 of the South West 1/4 of Section 27, as measured along the South line thereof; Thence northerly along said West line of way line, at an angle to the left of 93 degrees, 52 minutes, as measured from East to North, from said South line of Section 27, a distance of 12 feet; Thence northerly on a curve, convex northeasterly, having a radius of 367.26 feet, a distance of 130 feet, more or less, to end of curve; Thence continuing northeasterly, tangent to the last described curve, a distance of 61.4 feet to a point, said point being 131.3 feet northerly of and perpendicular to said South line of Section 27; Thence northerly a distance of 31.7 feet to the point of curve, said point being 134.9 feet northerly of and perpendicular to said South line of Section 27; Thence northerly on a curved line, convex southeasterly, having a radius of 256.29 feet, a distance of 63.8 feet to a point in a line which is 150 feet northerly of and parallel with said South line of Section 27; Thence West along said line, 4.5 feet to a point in a line, being the southeasterly line of said railroads, 30 foot wide right of way of spur track; Thence southeasterly along said southeasterly right of way line, at an angle of 28 degrees, 27 minutes, as measured from East to South, from said line which is 150 feet northerly of and parallel with said South line of Section 27, a distance of 175 feet to the point of curve; Thence continuing southeasterly along said southeasterly right of way line, on a curved line, convex northeasterly, having a radius of 337.26 feet, to a point in said railroads West line of way line of said 26th Street branch in the North West 1/4 of the North West 1/4 of Section 34, Township 39 North, Range 13 East of the Third Principal Meridian, said point being 37.5 feet South of the point of beginning, as measured along said West line of way line; Thence North along said West line of way line to the point of beginning); in Cook County, Illinois

Real Estate Transfer Tax stamps: 8/25/8100, 8/25/8150, 8/25/8125, 8/25/810

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West - 31st Street / Clear Ave.

16-27-501-003-0000  
16-27-501-004-0000

P.I.N.

Parcel 2: A parcel or tract of land extending over and across a part of the South 1/2 of the South West 1/4 of Section 27, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows:

Commencing at the point of intersection of the South line of said Section 27 and the westerly right of way line of the 26th Street branch of the Chicago and Illinois Western Railroad, said point being 142 feet west from the East line of said South West 1/4 of the South Section, as measured along said South line of Section 27; Thence north along said westerly right of way line, at an angle to the left of 93 degrees, 52 minutes, as measured from East to North, from said line of Section 27, a distance of 150.3 feet to a point in a line which is 150 feet north of and parallel to said South line of Section 27; Thence west along said line parallel with said South line of Section 27, a distance of 93.6 feet to the point of beginning; Thence west along said line parallel with said South line of Section 27, a distance of 103.5 feet to a point in the northeastern right of way line of spur track; Thence northwesterly along said northeastern right of way line of spur track, a distance of 89.3 feet to a point, said point being 192.5 feet north of and perpendicular to said South line of Section 27; Thence southwesterly on a curve, convex northwesterly, having a radius of 236.29 feet, a distance of 94 feet, more or less, to end of a curve which is 164.6 feet north of and perpendicular to said South line of Section 27; Thence continuing southwesterly on a straight line, a distance of 53 feet to a point of curve, said point being 156.3 feet north of and perpendicular to said South line of Section 27; Thence southwesterly on a curve, convex northwesterly, having a radius of 256.29 feet, more or less, to point of beginning; in Cook County, Illinois.

Parcel 3: A parcel of land located in the South 1/2 of the South West 1/4 of the South West 1/4 of Section 27, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows:

Commencing at the point of intersection of the South line of said Section 27 and the westerly right of way line of the 26th Street branch of the Chicago and Illinois Western Railroad, said point being 142 feet west from the East line of said South West 1/4 of the South Section, as measured along said South line of Section 27; Thence north along said westerly right of way line, at an angle to the left of 93 degrees, 52 minutes, as measured from East to North, from said line of Section 27, a distance of 150.3 feet to a point in a line which is 150 feet north of and parallel to said South line of Section 27; Thence west along said line parallel with said South line of Section 27, a distance of 93.6 feet to the point of beginning; Thence west along said line parallel with said South line of Section 27, a distance of 103.5 feet to a point in the northeastern right of way line of spur track; Thence northwesterly along said northeastern right of way line of spur track, a distance of 89.3 feet to a point, said point being 192.5 feet north of and perpendicular to said South line of Section 27; Thence southwesterly on a curve, convex northwesterly, having a radius of 236.29 feet, a distance of 94 feet, more or less, to end of a curve which is 164.6 feet north of and perpendicular to said South line of Section 27; Thence continuing southwesterly on a straight line, a distance of 53 feet to a point of curve, said point being 156.3 feet north of and perpendicular to said South line of Section 27; Thence southwesterly on a curve, convex northwesterly, having a radius of 256.29 feet, more or less, to point of beginning; in Cook County, Illinois.

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Property of Cook County

Assistant Secretary

PATRICK F. HEALY, JR.

WITNES:

By ANDREW F. REAPRON Senior Vice President-Law and Real Estate

ILLINOIS CENTRAL RAILROAD COMPANY

July 1988

IN WITNESS WHEREOF, ILLINOIS CENTRAL RAILROAD COMPANY, the Grantor, has caused these presents to be signed by its Senior Vice President-Law and Real Estate, and its corporate seal, duly attested by its Assistant Secretary to be herunto affixed, they being thereunto duly authorized this 28th day of

The words "GRANTOR" and "GRANTEE" used herein shall be construed as if they read "Grantors" and "Grantees", respectively, whenever the sense of this instrument so requires and whether singular or plural, such words shall be deemed to include, in all cases, the heirs or successors and assigns of the respective parties. 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.

GRANTOR reserves the right for the continued maintenance, replacement and use of all existing 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. GRANTOR reserves for itself, its successors and assigns all coal, oil, gas, ores and any other minerals whether similar or dissimilar or now known to exist or hereafter discovered of every kind in, on or under said premises, together with the right at any time to explore, drill for, mine, remove and market all such products in any manner which will not damage the structures on the surface of said premises.

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BOX 333 - WJ

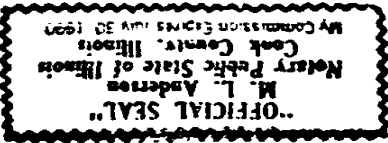
Robert E. Jones  
Jones & McDoyle  
5100 Fairview Avenue--P.O. Box 328  
Downers Grove, IL 60515-0328

Return to:

THIS INSTRUMENT PREPARED BY:  
*[Signature]*  
Real Estate Department  
ILLINOIS CENTRAL RAILROAD COMPANY  
253 North Michigan Avenue  
Chicago, Illinois 60601

001177154H

Property of Cook County Clerk's Office



My Commission Expires: \_\_\_\_\_  
Description Approved: \_\_\_\_\_  
Form Approved: \_\_\_\_\_

\_\_\_\_\_  
Attorney

I, the undersigned, a Notary Public, in and for the County and State  
aforesaid, do hereby certify that Andrew F. Reardon, personally known to me to  
be the Senior Vice President-Law and Real Estate of the ILLINOIS CENTRAL  
RAILROAD COMPANY, a Delaware corporation and Patrick F. Healy, Jr., personally  
known to me to be the Assistant Secretary of said corporation and personally  
instrument, appeared before me this day in person and severally acknowledged  
under oath that as such Senior Vice President-Law and Real Estate and  
Assistant Secretary, they signed and delivered the said instrument as Senior  
Vice President-Law and Real Estate 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 3rd day of July, 1988.

\_\_\_\_\_  
Notary Public

STATE OF ILLINOIS )  
                          )  
                          ) SS  
                          )  
COUNTY OF COOK     )

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Notary Public  
the 28th day of JULY 19 88  
SUBSCRIBED AND SWORN TO before me

COOK COUNTY

X William Dudek

AFFIANT further states that \_\_\_\_\_ he makes this affidavit for the purpose of inducing \_\_\_\_\_ COOK  
lands to accept the attached deed for recording

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

- 10 The conveyance is of land described in the same manner as that which was taken by grantor...
- 9 The sale is of a single lot of less than five acres from a larger tract the dimensions and configuration of said tract having been determined by the dimensions and configuration of said larger tract...
- 8 The sale or exchange is of parcels or tracts of land following the division into no more than two parcels...
- 7 The conveyance is made to correct descriptions in prior conveyances...
- 6 The conveyance is of land for highway or other public purposes or grants or conveyances relating to the use of land for public use or instruments relating to the water of a stream and impressed with a public trust...
- 5 The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access...
- 4 The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utilities, which does not involve any new streets or easements of access...
- 3 The sale or exchange of parcels of land is between parties who are adjoining and contiguous and the parcels are bounded by streets or easements of access...
- 2 The division is of lots or blocks of less than one acre in any recorded subdivision with no new streets or easements of access...
- 1 The division of a subdivision of land is into parcels of less than one acre with no new streets or easements of access...

of Section 1 of Chapter 109 of the Illinois Revised Statutes in and to the following effect:  
That the attached deed is the deed of \_\_\_\_\_  
William Dudek he resides at 17 W 309 Birnham Trail Hinsdale, Illinois 60521  
being the same as the deed of \_\_\_\_\_

DOCUMENT NO.

STATE OF ILLINOIS  
COUNTY OF COOK: SS

AFFIDAVIT - METES AND BOUNDS  
RECORDER

HARRY "BUS" YOURELL