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QUITCLAIM DEED

\$17.00

CMC REAL ESTATE CORPORATION, a Wisconsin Corporation, 547 West Jackson Boulevard, Suite 1510, Chicago, Illinois, 60606 (successor to RICHARD B. OGILVIE, not as an individual but solely as Trustee of the property of Chicago, Milwaukee, St. Paul and Pacific Railroad Company, Debtor, being in possession of all the assets and property of said Railroad Company under authority of the United States District Court for the Northern District of Illinois, Eastern Division, Docket No. 77 B 8999 in proceedings under Section 77 of the Bankruptcy Act) ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, does hereby CONVEY and QUITCLAIM unto A. FINKL & SONS CO., its address being 2011 Southport Avenue, Chicago, Illinois, ("Grantee"), subject to any and all exceptions and reservations hereinafter set forth, any and all of the Grantor's interest in the following described real estate situated and being in the County of Cook, State of Illinois, ("the Property"), to-wit:

Parcel 1:

All that portion of Lots 8 to 11 in Block 2 in subdivision of Lots 1 and 2 in Block 8 in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, lying north of the 34 foot right of way, being also north of a line parallel to and distant 20 feet north of (as measured perpendicular to) the centerline of the Soo Line Railroad Company's main track, (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad Company's main track) described as follows: Beginning at the point of intersection of south line of Cortland Street (formerly Clybourn Street) and the westerly line of Kingsbury Street (formerly Hawthorne Street); thence southerly along the westerly line of said Kingsbury Street 248.9 feet to a point where the easterly line Lot 8 intersects the northerly line of said railroad company's 34 foot right of way; thence northwesterly along the northerly line of said right of way which is a curve to the left having a radius of 697 feet to a point in the west line of said Lot 11 a distance of 109.3 feet south of the south line of said Cortland Street; thence north on said west line of Lot 11 for a distance of 109.3 feet to the south line of Cortland Street; thence east along said south line 87.16 feet to the place of beginning (except that part of Lots 10 and 11 lying north of a line parallel to and 100 feet south of the north line of said Lot 11, said north line being the south line of Cortland Street) in Cook County, Illinois.

Parcel 2:

That part of the CMC Real Estate Corporation (the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company) right of way through Lot 60 and 68

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 DEPARTMENT OF RECORDS & CLERK
 1000 N. LAKE ST.
 CHICAGO, ILL. 60607

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to 76 and the alley west of Lots 68 to 69 and the alley north of Lot 60 in subdivision of Block 13 in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

Lot 4 and that part of alley west and accruing to said Lot 4 in Block 5 in Dominicks Subdivision of Lots 1, 2 and 3 in Block 14 in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

Those portions of Lots 5, 6, 7 and 8 in Block 5 in Dominicks Subdivision of Lots 1, 2 and 3 in Block 14 in Sheffield's Addition to Chicago described as follows:

Commencing at a point on the east line of said Lot 5 which is 30 feet north of the southeast corner thereof, thence northwesterly on a curve to the right with a radius of 289 feet to a point on the east line of Lot 6 which is 34 feet from the southeast corner thereof, thence to a point on the east line of Lot 7 which is 41 feet from the southeast corner thereof, thence to a point on the east line of Lot 8 which is 47 feet from the northeast corner thereof, thence to a point on the west line of Lot 8 which is 22 feet from the north west corner thereof, thence along the west line of said Lot 8 to a point which is 33 feet northerly from the southwest corner thereof, thence to a point on the east line of Lot 8 which is 22 feet north of the southeast corner thereof, thence to a point on the east line of Lot 7 which is 6 feet north of the southeast corner thereof, thence to the southeast corner of Lot 6, thence along the south line of Lot 5 to the southeast corner thereof, thence along the east line of Lot 5 to the point of beginning; and that part of alley east and accruing to said Lot 5 all in Block 5 in W. F. Dominicks Subdivision of Lots 1, 2 and 3 in Block 14 in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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R/B and that part of alley east and accruing to said Lot 5,

The Grantee, its successors and assigns, covenant and agree that it shall neither do nor cause to be done any act that will unreasonably impede the flow of drainage water over the Property so as to adversely affect rail operations. This covenant shall in no way be construed to prohibit the Grantee from erecting buildings or other improvements on the Property, provided that drainage equivalent to that existing at the time of this conveyance is maintained, whether naturally or by other means. This covenant shall run with the land and be binding upon the Grantee, its successors and assigns. Upon abandonment of the railroad operations across the Easement Parcels, set forth herein, this covenant shall automatically terminate.

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Grantor reserves for itself, its successors and assigns, an easement together with a reasonable right-of-entry thereto, for the operation and maintenance of a railroad transportation system on, over and across that portion of Parcels numbered 2, 3 & 4 above (the "Easement Parcels"), being ten (10) feet on either side of the centerline of the track highlighted in gray on the Exhibit "A" (attached hereto and made a part hereof) for a railroad right-of-way, including, but not limited to, the right to maintain, repair, renew, use and operate any track or tracks and appurtenances now existing upon or across the Easement Parcels and to construct, maintain, use and operate wires or cables, together with poles or other structures supporting the same above the surface of said Easement Parcels, or pipes or conduits or other structures beneath the surface of said Easement Parcels. Upon abandonment of the railroad operations across said Easement Parcels this easement shall automatically terminate.

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