

UNOFFICIAL COPY

9-365052

QUIT CLAIM DEED

Statutory (ILLINOIS)

(Individual to Corporation)

(The Above Space For Recorder's Use Only)

THE GRANTOR, LOUIS WRIGHT, a widow and not since remarried of the Village of Oak Brook County of DuPage State of Illinois for the consideration of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY S and QUIT CLAIM S to ARCHER WEST CORPORATION,

a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 7665 Lawndale Avenue, Summit, Illinois 60501 all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

92305852

29g

72319346

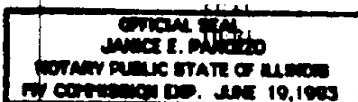
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 31st day of March 1992

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) LOUIS WRIGHT (SEAL)

State of Illinois, County of Cook I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LOUIS WRIGHT, a widow and not since remarried

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead



Given under my hand and official seal, this 31st day of March 1992

Commission expires 11-19-92

This instrument was prepared by GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD., 7666 West 62nd Place, Summit, IL 60501 (NAME AND ADDRESS)

GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD. Attn: Robert D. Goldstine 7666 West 62nd Place Summit, Illinois 60501

ADDRESS OF PROPERTY 7800 W. 61st Pl., Summit, IL 60501 PIN: 18-13-302-004, 18-13-302-019 and 18-13-302-023 ARCHER WEST CORPORATION 7665 Lawndale Ave., Summit, IL 60501

APPROX. RIDERS OR REVENUE STAMPS HERE EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT. 9/21/92 Date Buyer, Seller or Representative

92305852

DOCUMENT NUMBER

UNOFFICIAL COPY

QUIT CLAIM DEED

Individual to Corporation

LOUIS WRIGHT

TO

ARCHER WEST CORPORATION,

an Illinois corporation

GEORGE E. COLE,
LEGAL FORMS

Property of Cook County Clerk's Office

AD VALOREM
TAXES PAID
BY ARCHER WEST CORPORATION
FOR THE YEAR ENDING 12/31/52

25059025

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QUIT CLAIM DEED DATED MARCH 31, 1992 FROM
LOUIS WRIGHT, GRANTOR, TO ARCHER WEST
CORPORATION, GRANTEE, FOR THE PROPERTY COMMONLY
KNOWN AS 7800 WEST 61st PLACE, SUMMIT, IL 60501

Legal Description:

PARCEL 1:

THAT PART OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, FROM THE INTERSECTION OF THE EAST LINE OF SAID WEST 1/2 OF THE SOUTH WEST 1/4, SAME BEING THE EAST LINE OF A PARCEL OF LAND CONVEYED BY JAMES T. MAHER TO THE TERMINAL RAILROAD COMPANY BY DEED DATED OCTOBER 30, 1896 AND RECORDED JANUARY 7, 1898 AS DOCUMENT NUMBER 2635145 AND THE NORTH LINE OF 61ST PLACE; MEASURED WEST ALONG SAID NORTH LINE EXTENDED, A DISTANCE OF 71.3 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG SAID NORTH LINE EXTENDED TO ITS INTERSECTION WITH A LINE 239.3 FEET WEST OF AND PARALLEL TO SAID EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4; THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 377.34 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG AN ARC OF SAID CURVE CONVEX TO THE NORTH WEST AND HAVING A RADIUS OF 564.69 FEET TO ITS INTERSECTION WITH A LINE, 550 FEET NORTH OF AND PARALLEL TO SAID NORTH LINE OF 61ST PLACE SAID INTERSECTION BEING 212.24 FEET WEST OF SAID EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4; THENCE EAST ALONG LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH A LINE 71.3 FEET WEST OF AND PARALLEL TO SAID EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4; THENCE SOUTH ALONG LAST DESCRIBED PARALLEL LINE TO THE POINT OF BEGINNING.

ALSO

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM INDIANA HARBOR BELT RAILROAD COMPANY, A CORPORATION OF INDIANA TO GREAT LAKES CARBON CORPORATION, A CORPORATION OF DELAWARE, DATED OCTOBER 28, 1946 AND RECORDED MAY 7, 1947 AS DOCUMENT NUMBER 14051123 FOR PASSAGEWAY OVER AND ALONG A STRIP OF LAND THE WIDTH OF THE DISTANCE BETWEEN THE NORTH AND SOUTH LINES OF 61ST PLACE EXTENDED WEST FROM THE EAST LINE OF THE GRANTOR'S PROPERTY TO THE WEST LINE EXTENDED SOUTH OF THE PREMISES DESCRIBED AS PARCEL 1 ABOVE FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO THE PREMISES DESCRIBED ABOVE AS PARCEL 1.

ALSO

PARCEL 3:

THAT PART OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, FROM THE INTERSECTION OF THE EAST LINE OF SAID WEST 1/2 OF THE SOUTH WEST 1/4, SAME BEING THE EAST LINE OF A PARCEL OF LAND CONVEYED BY JAMES T. MAHER TO THE TERMINAL RAILROAD COMPANY BY DEED DATED OCTOBER 30, 1896 AND RECORDED JANUARY 7, 1898 AS DOCUMENT NUMBER 2535145 IN BOOK 6220 PAGE 209 AND THE NORTH LINE OF 61ST PLACE MEASURED WEST ALONG SAID NORTH LINE EXTENDED A DISTANCE OF 71.3 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY ON A LINE 71.3 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID WEST 1/2 OF THE SOUTH WEST 1/4, A DISTANCE OF 550 FEET; THENCE WEST ON A LINE 550 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID 61ST PLACE EXTENDED WESTERLY, A DISTANCE OF 140.94 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 112 DEGREES 03 MINUTES TO THE RIGHT FROM THE PROLONGATION OF THE LAST COURSE, 94.02 FEET; THENCE ON A LINE FORMING AN ANGLE OF 3 DEGREES 10 MINUTES 30 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST COURSE, 116.15 FEET; THENCE ON A LINE FORMING AN ANGLE OF 0 DEGREES 56 MINUTES TO THE RIGHT FROM THE PROLONGATION OF THE LAST COURSE, 150.61 FEET; THENCE SOUTHERLY TO A POINT ON THE NORTH LINE OF SAID 61ST PLACE EXTENDED WESTERLY SAID POINT BEING 59.92 FEET WEST OF THE EAST LINE OF SAID WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 13; THENCE WEST ON SAID NORTH LINE OF 61ST PLACE EXTENDED WESTERLY 11.38 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

ALSO

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 3 AS CREATED BY INDIANA HARBOR BELT RAILROAD COMPANY, A CORPORATION OF INDIANA, TO JAN'S INC., A CORPORATION OF ILLINOIS DATED MAY 6, 1965 AND RECORDED JULY 7, 1965 AS DOCUMENT NUMBER 20891930 FOR PASSAGE OVER AND ALONG A STRIP OF LAND THE WIDTH OF THE DISTANCE BETWEEN THE NORTH AND SOUTH LINES OF 61ST PLACE EXTENDED WEST FROM THE EAST LINE OF THE GRANTOR'S PROPERTY TO THE WEST LINE EXTENDED SOUTH OF THE PREMISES DESCRIBED AS PARCEL 3 ABOVE FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO THE PREMISES DESCRIBED AS PARCEL 3 ABOVE, IN COOK COUNTY, ILLINOIS.

ALSO

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PARCEL 5:

THAT PART OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, FROM THE INTERSECTION OF THE EAST LINE OF SAID WEST 1/2 OF THE SOUTH WEST 1/4, SAME BEING THE EAST LINE OF A PARCEL OF LAND CONVEYED BY JAMES T. MAHER TO THE TERMINAL RAILROAD COMPANY BY DEED DATED OCTOBER 30, 1896 AND RECORDED ON JANUARY 7, 1898 AS DOCUMENT NUMBER 2635165 IN BOOK 6220, PAGE 209, AND THE NORTH LINE OF 61ST PLACE MEASURED WEST ALONG SAID NORTH LINE EXTENDED 239.30 FEET TO ITS INTERSECTION WITH A LINE 239.40 FEET WEST OF AND PARALLEL TO SAID EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4, FOR A PLACE OF BEGINNING; THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 377.34 FEET TO A POINT OF CURVE, THENCE NORTHEASTERLY ALONG AN ARC OF SAID CURVE, CONVEX TO THE NORTH WEST AND HAVING A RADIUS OF 564.69 FEET TO ITS INTERSECTION WITH A LINE 550 FEET NORTH OF AND PARALLEL TO SAID NORTH LINE OF 61ST PLACE, SAID INTERSECTION BEING 217.24 FEET WEST OF SAID EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4; THENCE NORTHEASTERLY 57 DEGREES 55 MINUTES AS MEASURED FROM EAST TO NORTH EAST FROM THE AFORESAID LINE 550 FEET NORTH OF AND PARALLEL TO SAID NORTH LINE OF 61ST PLACE, 44.02 FEET; THENCE ON A LINE FORMING AN ANGLE OF 3 DEGREES 10 MINUTES 30 SECONDS TO THE RIGHT FROM THE PROLONGATION OF THE LAST COURSE, 116.15 FEET; THENCE ON A LINE FORMING AN ANGLE OF 0 DEGREES 56 MINUTES TO THE RIGHT FROM THE PROLONGATION OF THE LAST COURSE, 150.61 FEET; THENCE NORTHERLY ON A LINE, SAID LINE BEING THE EXTENSION NORTHERLY OF A LINE FORMED BY THE LAST MENTIONED POINT, CONNECTED TO A POINT ON THE NORTH LINE OF 61ST PLACE, A DISTANCE OF 59.92 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 13, A DISTANCE OF 138.37 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG AN ARC OF SAID CURVE CONVEX TO THE NORTH WEST AND HAVING A RADIUS OF 1,114.70 FEET AND 18 FEET DISTANT AND PARALLEL TO THE EAST BOUND MAIN OF THE INDIANA HARBOR BELT RAILROAD, A DISTANCE OF 1,559.7 FEET TO THE NORTH LINE OF AN

EASEMENT DESCRIBED AS FOLLOWS:
A 20 FOOT STRIP OF LAND IN THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL

MERIDIAN, THE CENTER LINE DESCRIBED AS FOLLOWS:

NOTE: THE WEST LINE OF SAID SOUTH WEST 1/4 IS ASSUMED AS "DUE NORTH-SOUTH" FOR THE FOLLOWING COURSES; BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF 61ST PLACE AND THE EAST LINE OF SAID WEST 1/2 OF THE SOUTH WEST 1/4; THENCE DUE WEST, 2.3 FEET; THENCE DUE SOUTH 186 FEET TO THE POINT OF TANGENCY WITH A CURVED LINE; THENCE SOUTHWESTERLY ALONG SAID CURVE CONVEX TO THE SOUTH EAST AND HAVING A RADIUS OF 100 FEET, A DISTANCE OF 129.91 FEET; THENCE SOUTH 74 DEGREES 26 MINUTES WEST TANGENT TO SAID CURVE 220 FEET; THENCE DUE WEST 45 FEET MORE OR LESS, TO THE INTERSECTION OF A CURVED LINE THAT IS APPROXIMATELY 40 FEET WESTERLY OF AND CONCENTRIC WITH THE CENTER LINE OF AN EXISTING RAILROAD TRACK; THENCE NORTHERLY ALONG SAID CURVE CONVEX TO THE WEST AND HAVING A RADIUS OF 1,114.20 FEET, A DISTANCE OF 120 FEET; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE NORTHERLY AND WESTERLY LINE OF SAID EASEMENT TO THE SOUTH LINE OF 61ST PLACE, AS EXTENDED WESTERLY FROM THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 13; THENCE WEST ON SAID SOUTH LINE OF 61ST PLACE, 11.70 FEET; THENCE NORTH 66 FEET TO THE PLACE OF BEGINNING

ALSO

PARCEL 6:

EASEMENT FOR THE BENEFIT OF PARCEL 5 AS CREATED BY DEED FROM INDIANA HARBOR BELT RAILROAD COMPANY, A CORPORATION OF INDIANA, TO JAMES S. INC., A CORPORATION OF ILLINOIS, DATED OCTOBER 17, 1957 AND RECORDED OCTOBER 24, 1968 AS DOCUMENT NUMBER 20655952 FOR INGRESS AND EGRESS OVER AND UPON THE FOLLOWING STRIP OF LAND BEING THE WIDTH OF THE DISTANCE BETWEEN THE NORTH AND SOUTH LINES OF 61ST PLACE, TO WIT: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF 61ST PLACE AND THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (NOTE: THE WEST LINE OF SAID SOUTH WEST 1/4 IS ASSUMED AS "DUE NORTH-SOUTH"); THENCE DUE WEST 239.30 FEET TO THE EAST LINE OF PARCEL 1, ALL IN COOK COUNTY, ILLINOIS.

5-36-052

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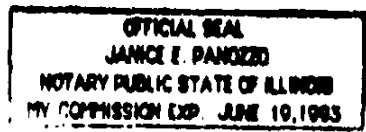
1 2 3 4 5

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 31, 19 92 Signature: [Signature]
Grantor or Agent

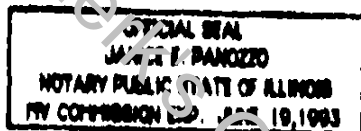
Subscribed and sworn to before
me by the said Agent
this 31st day of March,
19 92.
Notary Public _____



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated March 31, 19 92 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
me by the said Agent
this 31st day of March,
19 92.
Notary Public _____



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

5-20-92

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1 2 3 4 5

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)

), ss.

COUNTY OF COOK)

Deane B. Buckett, being duly sworn on oath, states that he resides at 308 South York Road, Lincoln, Illinois. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

-OR-

B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1

1. The division or subdivisions of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre of any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

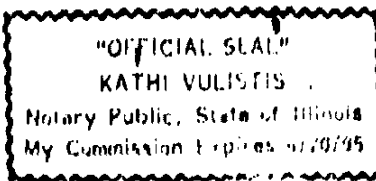
CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Deane B. Buckett

SUBSCRIBED and SWORN to before me this 12th day of April, 1974.

Kathi Vulistis
Notary Public



52365052