

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

95648007

QUIT CLAIM DEED

The Grantor, David Abrams, not individually, but as assignee for the benefit of creditors of Alvarez Cold Storage Inc., of the Chicago, Cook County, Illinois, for and in consideration of Ten (\$10.00) Dollars and other valuable consideration, in hand paid, conveys and quit claims to

LaGrou Cold Storage Partnership, an Illinois general partnership, of Chicago, Cook County, Illinois, the following described real estate situated in Cook County, Illinois, to wit:

See legal description attached as Exhibit A.

Permanent Real Estate Index Number: 16-34-302-014-0000 and 16-34-302-031-0000 (both including other property) and 16-34-302-030-0000
Commonly known as: 3534 South Kostner Avenue, Chicago, Illinois 60632.

Exempt under provisions of paragraph E, Section 4, Real Estate Transfer Act.

DATED THIS 22nd day of September, 1995.

D. Abrams
David Abrams, not individually, but as assignee for the benefit of creditors of Alvarez Cold Storage Inc

I, the undersigned, a notary public in and for Cook County, Illinois, do hereby certify that David Abrams, personally known to me to be the same person whose name is subscribed above, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Signed and Sworn to before me this day, September 22, 1995.

Kenneth A. Fedinets
Notary Public



This instrument was prepared by Kenneth A. Michaels Jr., Geans, Pilati & Geans, Ltd., 53 West Jackson Boulevard, Suite 528, Chicago, Illinois, 60604 (312) 726-3100.

Mall to:
LaGrou Cold Storage Partnership
3514 S. Kostner Ave.
Chicago, IL 60632

Send Subsequent Tax Bills to:
LaGrou Cold Storage Partnership
3514 S. Kostner Ave.
Chicago, IL 60632

BOX 333-CTI

95648007

2980
D.A.

DEPT-01 RECORDING \$29.00
T#0012 TRAN 6606 09/25/95 13:03:00
#2067 CG #-95-648007
COOK COUNTY RECORDER

75 73317 D1

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PARCEL 1:

THAT PART OF A TRACT OF LAND CONSISTING OF PARTS OF LOTS 5, 6 AND 7 IN COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD RIGHT OF WAY, SAID POINT BEING 28.49 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SAID SECTION 34; THENCE SOUTH ALONG THE EAST LINE OF SAID RIGHT OF WAY, SAID LINE BEING 256.43 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, FOR A DISTANCE OF 400 FEET; THENCE EAST PARALLEL TO SAID EAST AND WEST CENTER LINE OF SECTION 34; FOR A DISTANCE OF 924.06 FEET TO A LINE 144 FEET WEST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 34; THENCE NORTH, ALONG SAID LINE 144 FEET WEST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SECTION 34, FOR A DISTANCE OF 201.77 FEET; THENCE WEST, ALONG A LINE FORMING AN INTERIOR ANGLE OF 89 DEGREES 56 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 273.10 FEET; THENCE NORTH TO A POINT ON A LINE 28.49 FEET SOUTH OF AND PARALLEL TO SAID EAST WEST CENTER LINE OF SECTION 34, SAID POINT BEING 417.25 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE OF SECTION 34, AS MEASURED ALONG SAID LINE 28.49 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF SECTION 34; THENCE WEST, ALONG SAID LINE 28.49 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF SECTION 34, FOR A DISTANCE OF 650.68 FEET TO THE POINT OF BEGINNING,

(EXCEPT THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF LOT 5 IN COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF CHICAGO AND ILLINOIS WESTERN RAILROAD RIGHT OF WAY, SAID POINT BEING 28.49 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SAID SECTION 34, THENCE SOUTH ALONG THE EAST LINE OF SAID RIGHT OF WAY, SAID LINE BEING 256.43 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, FOR A DISTANCE OF 400.00 FEET; THENCE EAST, PARALLEL TO SAID EAST AND WEST CENTER LINE OF SECTION 34, FOR A DISTANCE OF 924.06 FEET TO A POINT ON A LINE 144.00 FEET WEST OF AND PARALLEL WITH THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 34, SAID POINT HEREINAFTER REFERRED TO AS THE POINT OF BEGINNING OF THE FOLLOWING TRACT OF LAND DESCRIBED HEREON; THENCE NORTH ALONG SAID LINE 144.00 FEET WEST OF AND PARALLEL WITH THE NORTH AND SOUTH CENTER LINE OF SECTION 34, FOR A DISTANCE OF 201.77 FEET; THENCE WEST, ALONG A LINE FORMING AN INTERIOR ANGLE OF 89 DEGREES, 56 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 243.10 FEET TO THE EAST LINE OF AN EASEMENT FOR INGRESS AND EGRESS AS CREATED BY GRANT FROM FIRST AMERICAN REALTY COMPANY, A CORPORATION OF DELAWARE, DATED JANUARY 26, 1967 AND RECORDED JANUARY 30, 1967 AS DOCUMENT NO. 20053110; THENCE SOUTH ON SAID EAST LINE OF SAID EASEMENT FOR A DISTANCE OF 201.72 FEET TO A POINT ON THE AFORESAID LINE, PARALLEL WITH THE EAST AND WEST CENTER LINE OF SECTION 34; THENCE EAST ON SAID PARALLEL LINE, FOR A DISTANCE OF 242.95 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

THAT PART OF LOT 6 IN COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 34, AFORESAID; THENCE WEST, ALONG THE EAST AND WEST CENTER LINE OF SAID SECTION 34, 1,067.92 FEET, TO THE EAST LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD RIGHT OF WAY; THENCE SOUTH, ALONG SAID EAST LINE 428.49 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH, ALONG THE LAST DESCRIBED COURSE, 47.50 FEET; THENCE NORTHEASTERLY 50 FEET TO A POINT IN A LINE 428.49 FEET SOUTH OF AND PARALLEL TO SAID EAST AND WEST CENTER LINE OF SECTION 34, SAID POINT BEING 15 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST, 15 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 AFORESAID, AS CREATED BY GRANT FROM FIRST AMERICAN FIDELITY COMPANY, A CORPORATION OF DELAWARE, DATED JANUARY 26, 1967 AND RECORDED JANUARY 30, 1967 AS DOCUMENT 20053110, IN COOK COUNTY, ILLINOIS.

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FLAT ACT AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK } SS.

Donnell A. Michaels Jr., being duly sworn on oath, states that
resides at 3519 Highland Dr. Island Lake, IL. That the
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the promises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

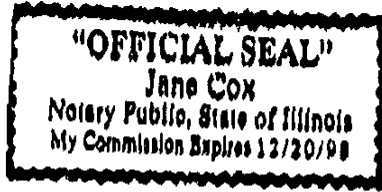
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Donnell A. Michaels Jr.

SUBSCRIBED and SWORN to before me

this 22nd day of SEPT., 1995.

Jane Cox
Notary Public



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2014-01-01

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STATEMENT BY GRANTOR AND GRANTEE

David Abrams, not individually, but as assignee for benefit of creditors for
Atlantic Gold Storage, Inc.

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 and hold title to real estate under the laws of the State of Illinois.

David Abrams, not individually, but as assignee for benefit of creditors of Atlantic Gold Storage, Inc.

Dated September 22, 19 95 Signature: By James E. Rudnicki
Grantor or Agent

Subscribed and sworn to before me by the said JAMES E. RUDNICKI

By James Rudnicki for David Abrams, by power of attorney.

this 22ND day of SEPT
19 95



[Signature]
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 SEPT 22, 19 95 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said WILLIAM BIEDERMAN

this 22ND day of SEPT
19 95



[Signature]
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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