

tax

UNOFFICIAL COPY

Authorization No. P-3092

CORRECTION DEED NO. 87492

THE GRANTOR, CHICAGO AND NORTH WESTERN RAILWAY COMPANY, a Delaware corporation, whose principal office is located at 165 N. Canal Street, Chicago, Illinois, for the consideration of TEN DOLLARS and other good and valuable consideration, conveys and quitclaims to EAGLE PACKING COMPANY, an Illinois corporation, whose address is 800 N. Albany, Chicago, Illinois 60622, GRANTEE, all interest in the following described real estate situated in the County of Cook, and the State of Illinois, to wit:

That part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 39 North, Range 13 East of the Third Principal Meridian, bounded and described as follows: Commencing at a point in the West line of North Pulaski Road, 2265.4 feet South of its intersection with the South line of West Chicago Avenue; thence South 89°46' West (South 89°47'38" West measured), parallel with said South line of West Chicago Avenue, 37.0 feet; thence South 0°00'00" West, parallel with said West line of North Pulaski Road, 75.93 feet to the point of beginning, said point also being on the Southern line of a tract of land described by quit claim deed dated January 13, 1955, between the Chicago and North Western Railway Company and Ferdinand-Pulaski, Inc., recorded as Document No. 16165039; thence South 89°46' West (South 89°47'38" West measured), along the Southern line of said tract of land, a distance of 33.27 feet; thence Northwesterly, along the Westerly line of said tract of land the following three courses: North 19°22' West (North 19°20'22" West measured) 81.21 feet; North 10°24' West (North 10°22'22" West measured) 288.00 feet; North 13°40'20" West (North 13°38'42" West measured) 422.70 feet to the Northwest corner of said tract of land; thence Northwesterly along the Westerly line of that tract of land described by deed dated February 28, 1955 from Chicago and North Western Railway Company to 600 Pulaski Road, Inc., recorded as Document No. 16165036, the following two courses: North 13°53'35" West (North 13°51'57" West measured) 47.28 feet; and North 6°46'50" West (North 6°45'12" West measured) 63.39 feet; thence South 76°21'18" West, 146.20 feet to a line that is 25.00 feet Northeasterly of and parallel and concentric with (as measured at right angles to) the center line of Yard Track I.C.C. No. G-36 of the Chicago and North Western Railway Company; thence Southeasterly, along said parallel and concentric line, the following eight courses: Southeasterly along a curved line, being concave to the Southwest having a radius of 456.93 feet and a chord that bears South 30°08'20" East a chord length of 102.18 feet, an arc length of 102.39 feet; Southeasterly along a curved line, being concave to the Southwest having a radius of 805.86 feet and a chord that bears South 13°28'54" East a chord length of 286.45 feet, an arc length of 287.98 feet; South 3°14'39" East 69.24 feet; Southeasterly along a curved line, being concave to the Northeast, having a radius of 375.31 feet and a chord that bears South 12°42'56" East a chord length of 123.52 feet, an arc length of 124.08 feet; South 22°11'13" East 64.95 feet; Southeasterly along a curved line, being concave to the Southwest, having a radius of 4417.18 feet and a chord that bears South 21°09'59" East a chord length of 157.34 feet, an arc length of 157.35 feet; South 20°08'45" East 81.57 feet; Southeasterly along a curved line, being concave to the Northeast, having a radius of 293.00 feet and a chord that bears South 27°50'18" East a chord length of 78.44 feet, an arc length of 78.68 feet to a point on the Northerly line of a blacktop roadway; thence Southeasterly, Easterly and Northeasterly, along the Northerly line of said roadway, the following three courses: Southeasterly along a non-tangent curved line, being concave to the North, having a radius of 293.00 feet and a chord that bears South 62°44'19" East a chord length of 21.88 feet, an arc length of 21.88 feet; Easterly along a curved line, being concave to the North, having a radius of 32.28 feet and a chord that bears North 69°30'30" East a chord length of 46.13 feet, an arc length of 51.39 feet; Northeasterly along a curved line, being concave to the Northwest, having a radius of 177.46 feet and a chord that bears North 14°08'43" East a chord length of 60.10 feet, an arc length of 60.39 feet to the point of beginning, all in Cook County, Illinois.

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Section 4,

Paragraph 6, State Transfer Tax Act.

1-29-94
Date

ATTEST: I, THE ATTORNEY AT LAW, HEREBY REPRESENT TO A TRUE AND CORRECT STATEMENT UNDER THE CHICAGO, ILLINOIS TRANSFER TAX ACT, AND THE CHICAGO, ILLINOIS TRANSFER TAX ACT, OF SECTION 2001-286 OF SAID JURISDICTION.

BUYER, SELLER OR REPRESENTATIVE

12-29-94
DATE

Grantor further grants unto Grantee, its successors and assigns, the perpetual right in common with Grantor, its successors and assigns, and those whom it may elect, to use for ingress and egress purposes the following described real estate, to wit:

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That part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 39 North, Range 13 East of the Third Principal Meridian, bounded and described as follows: Beginning at a point in the West line of North Pulaski Road, 2265.4 feet South of its intersection with the South line of West Chicago Avenue; thence South $0^{\circ}00'00''$ West, along said West line of North Pulaski Road, 30.00 feet; thence South $89^{\circ}47'38''$ West, parallel with said South line of West Chicago Avenue, 7.00 feet; thence South $0^{\circ}00'00''$ West, parallel with said West line of North Pulaski road, 45.93 feet; thence Southerly, along a non-tangent curved line, being concave Westerly, having a radius of 207.38 feet and a chord that bears South $16^{\circ}02'53''$ West a chord length of 88.48 feet, an arc length of 89.25 feet; thence Southwesterly, along a curved line, being concave Northwesterly, having a radius of 50.00 feet and a chord that bears South $70^{\circ}29'12''$ West a chord length of 67.07 feet, an arc length of 73.52 feet; thence North $36^{\circ}56'50''$ West 41.71 feet; thence North $29^{\circ}24'03''$ East 11.00 feet to a point on the Northerly line of a blacktop roadway; thence Southeasterly, along the Northerly line of said roadway the following three courses, Southeasterly along a curved line being concave to the North, having a radius of 293.00 feet and a chord that bears South $62^{\circ}44'19''$ East a chord length of 21.88 feet, an arc length of 21.88 feet; thence Easterly along a curved line being concave to the North, having a radius of 32.28 feet and a chord that bears North $69^{\circ}30'30''$ East a chord length of 46.13 feet, an arc length of 51.39 feet; thence Northeasterly along a curved line, being concave to the Northwest, having a radius of 177.46 feet and a chord that bears North $14^{\circ}08'43''$ East a chord length of 60.10 feet, an arc length of 60.39 feet to the Southeast most corner of a tract of land described by quit claim deed dated January 18, 1955, between the Chicago and North Western Railway Company and Ferdinand-Pulaski Inc., recorded as Document No. 16165039; thence North and East along the perimeter of said tract of land, the following two courses North $0^{\circ}00'00''$ East, 75.93 feet; North $89^{\circ}47'38''$ East 37.00 feet to the point of beginning, all in Cook County, Illinois.

Grantor, its successors and assigns and those whom it may elect, assumes no responsibility for any cost in connection with the construction, reconstruction, maintenance or repair of any roadway on said parcel. Pursuant to Section 3.2 of Article III of the Mortgage, Deed or Trust, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of March 27, 1992, (the "Mortgage") and recorded in the Office of the Recorder of Deeds in and for Cook County, Illinois, as Document No. 92235659, the Grantor hereby certifies that (a) this grant of easement is made pursuant to the provisions of Section 3.2 of Article III of said Mortgage, (b) the provisions of said Section 3.2 of Article III have been complied with and (c) the easement hereby granted may be granted free from the lien of said Mortgage and is hereby granted free from the lien of said Mortgage.

To the extent it has the capacity to do so, Grantor further grants unto Grantee, its successors and assigns, the perpetual right in common with Grantor, its successors and assigns, and those whom it may elect, and in common with the owner of the real estate, its successors and assigns, to use for ingress and egress purposes the following described real estate, to wit:

That part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 39 North, Range 13 East of the Third Principal Meridian, bounded and described as follows: Beginning at a point in the West line of North Pulaski Road, 2265.4 feet South of its intersection with the South line of West Chicago Avenue, said point also being a point on the Southerly line of a tract of land described by quit claim deed dated January 18, 1955, between the Chicago and North Western Railway Company and Ferdinand-Pulaski, Inc., recorded as Document No. 16165039; thence South $89^{\circ}47'38''$ West, along the Southerly line of said tract, 37.0 feet; thence North $0^{\circ}00'00''$ East, parallel with said West line of North Pulaski Road, 30.00 feet; thence North $89^{\circ}47'38''$ East 37.00 feet to the West line of North Pulaski Road; thence South $0^{\circ}00'00''$ West 30.00 feet to the point of beginning, all in Cook County, Illinois.

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Grantor, its successors and assigns and those whom it may elect, assumes no responsibility for any cost in connection with the construction, reconstruction, maintenance or repair of any roadway on said parcel.

Together with and including all of Grantor's right, title and interest in and to the railroad tracks now located on the real estate conveyed by this deed and within the first above described ingress and egress easement, including the roadway crossings of the tracks.

Reserving, however, unto the Grantor, its lessees, licensees, successors and assigns, the right to continue to protect, maintain, repair, reconstruct, replace, 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 now located on said real estate.

By the acceptance of this conveyance, the Grantee, for itself and/or its heirs, successors, transferees and assigns, hereby agrees:

- (1) To take all steps necessary, at no expense to Grantor, to comply with any and all governmental requirements relating to land platting and use.
- (2) Not to alter the drainage conditions in such a way as to adversely affect Grantor's remaining property.
- (3) Not to plow snow onto Grantor's adjoining property.

THIS DEED AND CONVEYANCE is made free from the provisions of the Agreement for UP Trackage Rights dated July 14, 1989, as supplemented and amended (the "Trackage Rights Agreement"), including, without limitation, the rights and interests of UP thereunder, and is in compliance with Paragraph 2 of the Memorandum of Agreement for UP Trackage Rights dated March 20, 1991, recorded in the Office of the Recorder of Deeds in and for Cook County, Illinois, as Document No. 91164294. Pursuant to Paragraph 2 of the Memorandum, Chicago and North Western Railway Company hereby certifies that the described property is not subject to UP's rights granted by the Trackage Rights Agreement and is hereby conveyed free from the rights and interests of UP, including UP's Right of First Refusal.

Pursuant to Section 3.2 of Article III of the Mortgage, Deed of Trust, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of March 27, 1992, (the "Mortgage") and recorded in the Office of the Recorder of Deeds in and for Cook County, Illinois, as Document Number 92235659, the Grantor hereby certifies that (a) this deed and conveyance is made pursuant to the provisions of Section 3.2 of Article III of said Mortgage, (b) the provisions of said Section 3.2 of Article III have been complied with and (c) the property hereby conveyed may be conveyed free from the lien of said Mortgage and is hereby conveyed free from the lien of said Mortgage.

The sole purpose of this deed is to correct the legal description in that deed dated September 19, 1994, bearing Deed No. 87452, recorded in Cook County, Illinois, as Document No. 94862306.

DATED this 19th day of December, 1994.

Signed, Sealed and Delivered in Presence of:

[Signature]

[Signature]

CHICAGO AND NORTH WESTERN RAILWAY COMPANY

By: [Signature]
D. A. Christensen, Vice President

Attest: [Signature]
K. A. Dembrowski, Asst. Secretary

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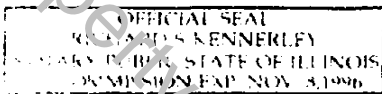
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Richard S. Kennerley, a Notary Public, duly commissioned and qualified in and for the County and State aforesaid and residing therein, DO HEREBY CERTIFY that D. A. Christensen and K. A. Dombrowski, to me personally known and known to me to be, respectively, Vice President and Assistant Secretary of CHICAGO AND NORTH WESTERN RAILWAY 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 19th day of December, 1994.



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

My Commission Expires: November 8, 1996.

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

(LGL-152) 0:127

PROPERTY ADDRESS: 400 N. PULASKI, CHICAGO, IL.

AIN: 16-10-200-060

MAIL TO: GREGORY F. SMITH
LILLIG & THORSNESS, LTD.
1900 SPRING ROAD, SUITE 200
OAK BROOK, IL. 60521-1495

BOX 333-CTI

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