

# UNOFFICIAL COPY

## ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

Yard 7

The following information is provided pursuant to the Responsible Property Transfer Act of 1988

For Use By County

Recorder's Office

Seller: \_\_\_\_\_

County

Buyer: Prairie Material Sales, Inc.

Date

Document No.: \_\_\_\_\_

Doc. No. **96672085**

Vol. \_\_\_\_\_ Page \_\_\_\_\_

Rec'd by: \_\_\_\_\_

### I. PROPERTY IDENTIFICATION:

A. Address of property: 3250 N. Kedzie, Chicago, IL 60618  
Street City or Village Township

Permanent Real Estate Index No.: See Attached Legal Description Rider

### B. Legal Description:

Section 23 Township 40 Range 13

Enter or attach current legal description in this area:

See Attached Legal Description Rider

DEPT-01 RECORDING \$37.00  
T#0012 TRAN 1905 09/03/96 14:29:00  
\$4861 + ER \* -96-872085  
COOK COUNTY RECORDER

3700  
80

Prepared by: J. Joseph Little Return to: J. Joseph Little  
Hamlet, Casey, Oremus & Vacin Hamlet, Casey, Oremus & Vacin  
75 E. Wacker Drive, Suite 200 75 E. Wacker Drive, Suite 200  
Chicago, IL address 60601 Chicago, IL address 60601

### LIABILITY DISCLOSURE

Transferors and transferees of real property are advised that their ownership or other control of such property may render them liable for any environmental clean-up costs whether or not they caused or contributed to the presence of environmental problems associated with the property.

### C. Property Characteristics:

Lot Size: \_\_\_\_\_ Acreage: \_\_\_\_\_

Check all types of improvement and uses that pertain to the property:

- |   |  |
|---|--|
| <input type="checkbox"/> Apartment building (6 units or less) | <input type="checkbox"/> Industrial building                             |
| <input type="checkbox"/> Commercial apartment (over 6 units)  | <input type="checkbox"/> Farm, with buildings                            |
| <input type="checkbox"/> Store, office commercial building    | <input checked="" type="checkbox"/> Other, specify <u>concrete plant</u> |

**BOX 333-CTL**

### II. NATURE OF TRANSFER:

- |  | Yes      | No       |
|--|----------|----------|
| A. (1) Is this a transfer by deed or other instrument of conveyance?                               | _____    | <u>X</u> |
| (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust? | _____    | <u>X</u> |
| (3) A lease exceeding a term of 40 years?  | _____    | <u>X</u> |
| (4) A mortgage or collateral assignment of beneficial interest?                                    | <u>X</u> | _____    |

6# 7620495 DN

Box 333  
Thomas MCGRAID

58872085

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B. (1) Identify Transferor:

Prairie Material Sales, Inc., 7601 W. 79th St., Bridgeview, IL 60455

Name and Current Address of Transferor

Name and Address of Trustee if this is a transfer of beneficial interest of a land trust

Trust No.

(2) Identify person who has completed this form on behalf of the Transferor and who has knowledge of the information contained in this form:

Leonard Stoecker, Esq., Prairie Material Sales, Inc. (708) 458-0400  
Name, Position (if any), and address 7601 W. 79th Street, Bridgeview, IL Telephone No.

C. Identify Transferee: Prairie Material Sales, Inc., 7601 W. 79th Street,  
Name and Current Address of Transferee Bridgeview, IL 60455

### III. NOTIFICATION

Under the Illinois Environmental Protection Act, owners of real property may be held liable for costs related to the release of hazardous substances.

1. Section 22.2(f) of the Act states:

"Notwithstanding any other provision or rule of law, and subject only to the defenses set forth in subsection (j) of this Section, the following persons shall be liable for all costs of removal or remedial action incurred by the State of Illinois as a result of a release or substantial threat of a release of a hazardous substance:

(1) The owner and operator of a facility or vessel from which there is a release or substantial threat of release of a hazardous substance;

(2) Any person who at the time of disposal, transport, storage or treatment of a hazardous substance owned or operated the facility or vessel used for such disposal, transport, treatment or storage from which there was a release or substantial threat of a release of any such hazardous substance;

(3) Any person who by contract, agreement, or other wise has arranged with another party or entity for transport, storage, disposal or treatment of hazardous substances owned, controlled or possessed by such person at a facility there is a release or substantial threat of a release of such hazardous substances; and

(4) Any person who accepts or accepted any hazardous substances for transport to disposal, storage or treatment facilities or sites from which there is a release or a substantial threat of a release of a hazardous substance."

2. Section 4(g) of the Act states:

"The Agency shall have the authority to provide notice to any person who may be liable pursuant to Section 22.2(f) of this Act for a release or a substantial threat of a release of a hazardous substance. Such notice shall include the identified response action and an opportunity for such person to perform the response action."

3. Section 22.2(k) of the Act states:

"If any person who is liable for a release or substantial threat of release of a hazardous substance fails without sufficient cause to provide removal or remedial action upon or in accordance with a notice and request by the Agency or upon or in accordance with any order of the Board or any court, such person may be liable to the State for punitive damages in an amount at least equal to, and not more than 3 times, the amount of any costs incurred by the State of Illinois as result of such failure to take such removal or remedial action. The punitive damage imposed by the Board shall be in addition to any costs recovered from such person pursuant to this Section and in addition to any other penalty or relief provided by this Act or any other law."

4. Section 22.1B(a) of the Act states:

"Notwithstanding any other provision or rule of law, except as provided otherwise in subsection (b), the owner or operator, or both, of an underground storage tank shall be liable for all costs of preventive action, corrective action and enforcement action incurred by the State of Illinois as a result of a release or a substantial threat of release of petroleum from an underground storage tank."

5. The text of the statutes set out above is subject to change by amendment. Persons using this form may update it to reflect changes to the text of the statutes cited; but no disclosure statement shall be invalid merely because it sets forth an obsolete or superseded version of

### IV. ENVIRONMENTAL INFORMATION

#### Regulatory Information During Current Ownership

1. Has the transferor ever conducted operations on the property which involved the generation, manufacture, processing, transportation, treatment, storage or handling of "hazardous substances", as defined by the Illinois Environmental Protection Act? This question shall not be applicable for consumer goods stored or handled by a retailer in the same form, approximate amount, concentration and manner as they are sold to consumers, provided that such retailer does not engage in any commercial mixing (other than paint mixing or tinting of consumer sized containers), finishing, refinishing, servicing, or cleaning operations on the property.

Yes  No

2. Has the transferor ever conducted operations on the property which involved the processing, storage or handling of petroleum, other than that which was associated directly with the transferor's vehicle usage?

Yes  No

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3. Has the transferor ever conducted operations on the property which involved the generation, transportation, storage, treatment or disposal of "hazardous or special wastes", as defined by the federal Resource Conservation and Recovery Act and the Illinois Environmental Protection Act?

Yes  No

4. Are there any of the following specific units (operating or closed) at the property which are or were used by the transferor to manage waste, hazardous wastes, hazardous substances or petroleum?

	YES	NO		YES	NO
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Injection Wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Surface Impoundment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wastewater Treatment Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land Treatment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waste Pile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Transfer Stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Incinerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Recycling Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Tank (Above Ground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Waste Treatment Detoxification	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Tank (Underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Land Disposal Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Container Storage Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

If there are "YES" answers to any of the above items and the transfer is other than a mortgage or collateral assignment of beneficial interest, attach a site plan which identifies the location of each unit, such site plan to be filed with the Environmental Protection Agency along with this disclosure document.

5. Has the transferor ever held any of the following in regard to this real property?

- a. Permits for discharge of wastewater to waters of the State. Yes  No
- b. Permits for emissions to the atmosphere. Yes  No
- c. Permits for any waste storage, waste treatment or waste disposal operation. Yes  No

6. Has the transferor had any wastewater discharges (other than sewage) to a publicly owned treatment works?

Yes  No

7. Has the transferor taken any of the following actions relative to this property?

- a. Prepared a Chemical Safety Contingency Plan pursuant to the Illinois Chemical Safety Act. Yes  No
- b. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes  No
- c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes  No

8. Has the transferor or any facility on the property or the property been the subject of any of the following State or federal governmental actions?

- a. Written notification regarding known, suspected or alleged contamination on or emanating from the property. Yes  No
- b. Filing an environmental enforcement case with a court or the Pollution Control Board for which a final order or consent decree was entered. Yes  No
- c. If item b. was answered by checking Yes, then indicate whether or not the final order or decree is still in effect for this property. Yes  No

9. Environmental Releases During Transferor's Ownership

- a. Has any situation occurred at this site which resulted in a reportable "release" of any hazardous substances or petroleum as required under State or federal laws? Yes  No
- b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site? Yes  No
- c. If the answers to questions (a) and (b) are Yes, have any of the following actions or events been associated with a release on the property?

- Use of a cleanup contractor to remove or treat materials including soils, pavement or other surficial materials
- Assignment of in-house maintenance staff to remove or treat materials including soils, pavement or other surficial materials
- Designation, by the IEPA or the IESDA, of the release as "significant" under the Illinois Chemical Safety Act
- Sampling and analysis of soils
- Temporary or more long-term monitoring of groundwater at or near the site
- Impaired usage of an on-site or nearby water well because of offensive characteristics of the water
- Coping with fumes from surface storm drains or inside basements, etc.
- Signs of substances leaching out of the ground along the base of slopes or at other low points on or immediately adjacent to the site

10. Is the facility currently operating under a variance granted by the Illinois Pollution Control Board? Yes  No

11. Is there any explanation needed for clarification of any of the above answers or responses?

9a - list removal 11/90 IEMA # 90-2628

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## B. SITE INFORMATION UNDER OTHER OWNERSHIP OR OPERATION

1. Provide the following information about the previous owner or any entity or person the transferor leased the site to or otherwise contacted with for the management of the site or real property:

Name: \_\_\_\_\_

Type of business/  
or property usage: \_\_\_\_\_

2. If the transferor has knowledge, indicate whether the following existed under prior ownerships, leaseholds granted by the transferor, other contracts for management or use of the facilities or real property:

	YES	NO		YES	NO
Landfill	_____	_____	Injection Wells	_____	_____
Surface Impoundment	_____	_____	Wastewater Treatment Units	_____	_____
Land Treatment	_____	_____	Septic Tanks	_____	_____
Waste Pile	_____	_____	Transfer Stations	_____	_____
Incinerator	_____	_____	Waste Recycling Operations	_____	_____
Storage Tank (Above Ground)	_____	_____	Waste Treatment Detoxification	_____	_____
Storage Tank (Underground)	_____	_____	Other Land Disposal Area	_____	_____
Container Storage Area	_____	_____			

## V. CERTIFICATION

A. Based on my inquiry of those persons directly responsible for gathering the information, I certify that the information submitted is, to the best of my knowledge and belief, true and accurate.

By: Leonard Stoecker  
signature  
Leonard Stoecker, Attorney  
type or print name  
TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on

\_\_\_\_\_ 19\_\_\_\_

Prairie Material Sales, Inc.

By: \_\_\_\_\_  
signature  
\_\_\_\_\_  
type or print name  
TRANSFEEE OR TRANSFEEES (or on behalf of Transferee)

C. This form was delivered to me with all elements completed on

\_\_\_\_\_ 19\_\_\_\_

The CIT Group/Business Credit, Inc.,  
a New York corporation, in its  
capacity as collateral agent and/or  
administrative agent

By: \_\_\_\_\_  
signature  
\_\_\_\_\_  
type or print name  
LENDER

(Ch. 30, par. 906)

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## LEGAL DESCRIPTION

### PRAIRIE GROUP

### YARD 7

(KEDZIE)

Commonly Known as: 3250 North Kedzie  
Chicago, Illinois 60618

P.I.N. 13-23-411-005  
13-23-411-017  
13-23-411-020

#### PARCEL 1:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST BELMONT AVENUE AND THE WEST LINE OF NORTH KEDZIE AVENUE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF NORTH KEDZIE AVENUE A DISTANCE OF 396.26 FEET; THENCE NORTH 51 DEGREES 38 MINUTES 00 SECONDS WEST, A DISTANCE OF 420 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED SAID POINT BEING ALSO HEREINAFTER DESIGNATED POINT "A"; THENCE CONTINUING NORTH 51 DEGREES 38 MINUTES 00 SECONDS WEST ON THE LAST DESCRIBED COURSE, A DISTANCE OF 386.87 FEET TO A POINT HEREINAFTER DESIGNATED POINT "B"; THENCE NORTH 38 DEGREES 27 MINUTES 00 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 135 FEET TO A POINT HEREINAFTER DESIGNATED POINT "C"; THENCE SOUTH 51 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 700 FEET TO A POINT ON THE WEST LINE OF SAID NORTH KEDZIE AVENUE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON SAID WEST LINE OF SAID NORTH KEDZIE AVENUE A DISTANCE OF 35.48 FEET; TO A POINT DISTANT 692.66 FEET (AS MEASURED ON SAID WEST LINE OF NORTH KEDZIE AVENUE) SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE NORTH 51 DEGREES 38 MINUTES 00 SECONDS WEST, A DISTANCE OF 677.98; THENCE NORTH 38 DEGREES 32 MINUTES 00 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 9.34 FEET TO A POINT ON THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 513.353 FEET; THENCE NORTHWESTERLY ON THE ARC OF SAID CIRCLE, A DISTANCE OF 30.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 55 DEGREES 57 MINUTES 56 SECONDS WEST, A DISTANCE OF 56.00 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY AND WESTERLY ON THE ARC OF A CIRCLE CONVEX TO THE

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## PRAIRIE GROUP YARD 7 LEGAL DESCRIPTION CONTINUED

NORTHEAST, HAVING A RADIUS OF 775.36 FEET AND A CHORD BEARING OF NORTH 70 DEGREES 48 MINUTES 15 SECONDS WEST, A DISTANCE OF 401.61 FEET; THENCE SOUTH 17 DEGREES 48 MINUTES 40 SECONDS WEST, A DISTANCE OF 86.59 FEET; TO A POINT DISTANT 10.00 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY YARD TRACK I.C.C. NO. 223, AS SAID YARD TRACT IS NOW LOCATED; SAID POINT BEING ALSO ON THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 3938.36 FEET; THENCE SOUTHEASTERLY ON THE AFORESAID ARC OF A CIRCLE AND PARALLEL TO SAID YARD TRACK CENTERLINE A DISTANCE OF 85.92 FEET; THENCE SOUTH 38 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.50 FEET TO A POINT 8.5 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID TRACT NO. 223; THENCE SOUTH 51 DEGREES 43 MINUTES 30 SECONDS EAST, PARALLEL WITH SAID YARD TRACK CENTERLINE, A DISTANCE OF 760.97 FEET TO A POINT ON A LINE DRAWN AT RIGHT ANGLES THROUGH THE POINT OF BEGINNING; THENCE NORTH 38 DEGREES 22 MINUTES 00 SECONDS EAST, A DISTANCE OF 53.54 FEET TO THE POINT OF BEGINNING EXCEPT THAT PART OF SAID PROPERTY FALLING WITHIN THE FOLLOWING DESCRIBED TRACT:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS,

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST BELMONT AVENUE AND THE WEST LINE OF NORTH KEDZIE AVENUE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF NORTH KEDZIE AVENUE, A DISTANCE OF 396.26 FEET; THENCE NORTH 51 DEGREES 38 MINUTES 00 SECONDS WEST, A DISTANCE OF 420 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 51 DEGREES 38 MINUTES 00 SECONDS WEST ON THE LAST DESCRIBED COURSE, A DISTANCE OF 286.87 FEET TO A POINT; THENCE SOUTH 38 DEGREES 22 MINUTES 00 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 54.00 FEET TO A POINT 8.5 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY YARD TRACK I.C.C. NO. 223, AS SAID YARD TRACK IS NOW LOCATED; THENCE SOUTH 51 DEGREES 43 MINUTES 30 SECONDS EAST PARALLEL WITH SAID YARD TRACK CENTERLINE, A DISTANCE OF 286.87 FEET TO A POINT ON A LINE DRAWN AT RIGHT ANGLES THROUGH THE POINT OF BEGINNING; THENCE NORTH 38 DEGREES 22 MINUTES 00 SECONDS EAST, A DISTANCE OF 53.54 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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## PRAIRIE GROUF YARD 7 LEGAL DESCRIPTION CONTINUED

### **PARCEL 2:**

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF NORTH KEDZIE AVENUE WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23; THENCE SOUTH 00 DEGREES 00 MINUTES, 00 SECONDS WEST A DISTANCE OF 692.66 FEET; THENCE NORTH 51 DEGREES 38 MINUTES 00 SECONDS WEST A DISTANCE OF 331.23 FEET FOR THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 51 DEGREES 38 MINUTES 00 SECONDS WEST, A DISTANCE OF 346.75 FEET; THENCE NORTH 38 DEGREES 22 MINUTES 00 SECONDS EAST, A DISTANCE OF 9.34 FEET TO A POINT ON THE ARC OF A CIRCLE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 908.52 FEET AND A CHORD BEARING OF SOUTH 56 DEGREES 02 MINUTES 16 SECONDS EAST; THENCE SOUTHEASTERLY ON SAID ARC OF A CIRCLE, A DISTANCE OF 140.02 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62 DEGREES 46 MINUTES 47 SECONDS EAST, A DISTANCE OF 11.07 FEET TO A POINT; THENCE SOUTH 51 DEGREES 37 MINUTES 39 SECONDS EAST, A DISTANCE OF 196.42 FEET TO A LINE DRAWN AT RIGHT ANGLES THROUGH THE POINT OF BEGINNING; THENCE SOUTH 36 DEGREES 92 MINUTES 00 SECONDS WEST, A DISTANCE OF 22.10 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

### **PARCEL 3:**

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF THE NORTH KEDZIE AVENUE WHICH IS 470.40 FEET SOUTH MEASURED ALONG SAID WEST LINE OF THE NORTH KEDZIE AVENUE FROM THE POINT OF ITS INTERSECTION WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH ALONG SAID WEST LINE OF NORTH KEDZIE AVENUE, 222.25 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 51 DEGREES 38 MINUTES WITH SAID WEST LINE OF NORTH KEDZIE AVENUE, A DISTANCE OF 331.23 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES 22.10 FEET; THENCE EAST PARALLEL WITH NORTH LINE OF SAID SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 246.01 FEET MORE OR LESS TO A PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

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## PRAIRIE GROUP YARD 7 LEGAL DESCRIPTION CONTINUED

### PARCEL 4:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF BELMONT AVENUE AND THE WEST LINE OF NORTH KEDZIE AVENUE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF NORTH KEDZIE AVENUE, A DISTANCE OF 396.26 FEET; THENCE NORTH 51 DEGREES 38 MINUTES 00 SECONDS WEST A DISTANCE OF 706.87 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 51 DEGREES 38 MINUTES 00 SECONDS WEST ON THE LAST DESCRIBED COURSE, A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 38 DEGREES 22 MINUTES 00 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 135 FEET TO A POINT; THENCE SOUTH 51 DEGREES 38 MINUTES 00 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 100 FEET; THENCE SOUTH 38 DEGREES 22 MINUTES 00 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 135 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 5:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST BELMONT AVENUE AND THE WEST LINE OF NORTH KEDZIE AVENUE; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG SAID WEST LINE OF NORTH KEDZIE AVENUE A DISTANCE OF 396.26 FEET; THENCE NORTH 51 DEGREES 38 MINUTES 00 SECONDS WEST A DISTANCE OF 420.00 FEET; THENCE SOUTH 38 MINUTES 22 MINUTES 00 SECONDS WEST A DISTANCE OF 53.54 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, SAID POINT BEING ALSO A POINT ON A LINE PARALLEL WITH AND DISTANCE 8.5 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE TANGENT SEGMENT OF CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY YARD TRACK I.C.C. NO. 223; THENCE SOUTH 51 DEGREES 38 MINUTES 00 SECONDS EAST A DISTANCE OF 260.00 FEET; THENCE SOUTH 38 DEGREES 22 MINUTES 00 SECONDS WEST A DISTANCE OF 60.64 FEET, TO A POINT DISTANT 15 FEET NORTHEASTERLY, MEASURED RADIALLY, FROM THE CENTER LINE OF CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY YARD TRACK I.C.C. NO. 225; THENCE

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## PRAIRIE GROUP YARD 7 LEGAL DESCRIPTION CONTINUED

NORTHWESTERLY ALONG A CURVE BEING 15.00 FEET NORTHERLY, MEASURED RADIALLY FROM THE CENTER LINE OF SAID YARD TRACK I.C.C. NO. 225, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1282.28 FEET AND ARC LENGTH OF 62.37 FEET TO THE INTERSECTION OF SAID CURVE WITH A LINE BEING 10.00 FEET NORTHERLY OF AND PARALLEL WITH THE TANGENT PORTION OF SAID YARD TRACK I.C.C. NO. 225; THENCE NORTH 51 DEGREES 36 MINUTES 28 SECONDS WEST ALONG A LINE 10.00 FEET NORTHERLY OF AND PARALLEL WITH THE TANGENT PORTION OF SAID YARD TRACK I.C.C. NO. 225 A DISTANCE OF 375.37 FEET TO ITS INTERSECTION WITH A CURVE BEING 15.00 FEET, MEASURED RADIALLY, FROM THE CENTER LINE OF CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY YARD TRACK I.C.C. NO. 224; THENCE NORTHWESTERLY ALONG A CURVE BEING 15.00 FEET NORTHWESTERLY, MEASURED RADIALLY, FROM THE CENTER LINE OF SAID YARD TRACK I.C.C. NO. 224, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 648.87 FEET AND AN ARC DISTANCE OF 110.77 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY ALONG A CURVE BEING 15.00 FEET NORTHERLY, MEASURED RADIALLY, WITH THE CENTER LINE OF SAID YARD TRACK I.C.C. NO. 224, SAID CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 902.82 FEET AND AN ARC DISTANCE OF 65.18 FEET TO A POINT ON A LINE THAT BEARS NORTH 37 DEGREES 48 MINUTES 40 SECONDS EAST; THENCE NORTH 37 DEGREES 48 MINUTES 40 SECONDS EAST A DISTANCE OF 7.73 FEET, TO A POINT DISTANT 10.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY YARD TRACK I.C.C. NO. 223, AS SAID YARD TRACK IS NOW LOCATED, SAID POINT BEING ALSO ON THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 3938.36 FEET; THENCE SOUTHEASTERLY ON THE AFORESAID ARC OF A CIRCLE AND PARALLEL TO SAID YARD TRACK CENTERLINE, A DISTANCE OF 85.92 FEET; THENCE SOUTH 38 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.50 FEET TO A POINT DISTANT 8.5 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF SAID YARD TRACK I.C.C. NO. 223; THENCE SOUTH 51 DEGREES 43 MINUTES 30 SECONDS EAST, PARALLEL WITH SAID YARD TRACK CENTERLINE, A DISTANCE OF 760.97 FEET TO THE POINT OF BEGINNING, COOK COUNTY, ILLINOIS.

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