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QUIT CLAIM DEED

THIS INDENTURE made this 23rd day of February A.D., 1996, WITNESSETH, that the INDIANA HARBOR BELT RAILROAD COMPANY, a corporation of the State of Indiana, with an office at 2721 - 161st Street, Hammond, IN 46323-1099, hereinafter referred to as the "Grantor", for and in the consideration of Eleven Thousand Eight Hundred Fifty-nine Dollars and 40/100, to it paid, the receipt of which is hereby acknowledged, quitclaims and conveys unto Fenn Prop I, LLC, a Colorado Limited Liability Corporation, whose mailing address is 252 Clayton Street, Denver, Colorado 80206, hereinafter referred to as the "Grantee", all right, title and interest of the said Grantor, of, in and to the following described real estate:

KNOWN AS PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION NINETEEN, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND AS PART OF THE NORTH 2/12 OF LOT NUMBER 2 IN THE CIRCUIT COURT PARTITION OF SAID SOUTHWEST QUARTER AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, IN THE NORTH LINE OF SAID LOT, WHERE IT IS INTERSECTED BY THE EAST LINE OF THE CALUMET WESTERN RAILWAY COMPANY'S RIGHT OF WAY, THREE HUNDRED AND THIRTY-NINE FEET, EASTWARDLY, MEASURED ALONG SAID NORTH LINE FROM THE WEST LINE OF SAID SECTION; THENCE EASTWARDLY, ALONG SAID NORTH LINE, ONE HUNDRED AND NINETY-SIX FEET AND THIRTY-TWO ONE-HUNDREDTHS OF A FOOT; THENCE SOUTHWARDLY, PARALLEL WITH SAID WEST LINE, SEVENTY-THREE FEET AND THIRTY-NINE ONE-HUNDREDTHS OF A FOOT, TO THE SOUTH LINE OF SAID NORTH TWO TWELFTHS OF SAID LOT; THENCE WESTWARDLY, ALONG SAID SOUTH LINE, ONE HUNDRED AND NINETY-SIX FEET AND THIRTY-TWO ONE-HUNDREDTHS OF A FOOT, TO SAID EAST LINE; THENCE NORTHWARDLY, ALONG SAID EAST LINE, PARALLEL WITH THE WEST LINE OF SAID SECTION, SEVENTY-THREE FEET AND THIRTY-NINE ONE-HUNDREDTHS OF A FOOT TO THE POINT OF BEGINNING, BEING THE WEST ONE HUNDRED AND NINETY-SIX FEET AND THIRTY-TWO ONE HUNDREDTHS FEET OF THE PARCEL OF LAND CONVEYED TO W.B. BLAKE BY DEED OF EDWIN A. CASEY, WIDOWER, DATED MARCH 5, 1917, AND RECORDED AS DOCUMENT

96261291

DEPT. OF RECORDS \$31.50
 140011 1608 0263 04700296 15402100
 1996 FEB 23 9 26 AM '96 96-26-1291
 COOK COUNTY RECORDER

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75-17-328

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00511301

* 088596 *
 * DEPT. OF REVENUE *
 * REAL ESTATE TRANSACTION TAX *
 * CITY OF CHICAGO *
 * 390.00 *
 * APR-98 *
 * PA. 11193 *

16219656

102551
 REAL ESTATE TRANSACTION TAX
 COOK COUNTY
 REVENUE
 STAMP APR-98
 PA. 11424
 006.00

349033
 COCA OIC
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 APR-98
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 12.00

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NUMBER 6623386, IN VOLUME 15,541, PAGE 263, OF THE DEED RECORDS OF SAID COUNTY, ALSO THE FOLLOWING:

KNOWN AS PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND AS PART OF LOT NUMBER ONE, IN THE CIRCUIT COURT PARTITION OF SAID SOUTHWEST QUARTER AND BEING FURTHER DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT NUMBER ONE, WHERE IT IS INTERSECTED BY THE EASTERLY RIGHT OF WAY LINE OF THE CALUMET WESTERN RAILWAY COMPANY, SAID POINT BEING THREE HUNDRED AND THIRTY-NINE FEET EASTWARDLY, MEASURED ALONG SAID SOUTH LINE FROM THE WEST LINE OF SAID SECTION NINETEEN; THENCE NORTHWARDLY, ALONG SAID EASTERLY RIGHT OF WAY LINE, TWO HUNDRED AND NINETY-THREE FEET AND THIRTY-FOUR ONE-HUNDREDTHS FEET TO THE NORTH LINE OF SAID LOT NUMBER ONE; THENCE EASTWARDLY, ALONG SAID NORTH LINE, ONE HUNDRED NINETY-SIX FEET AND THIRTY-TWO ONE-HUNDREDTHS FEET TO A POINT ONE HUNDRED AND NINETY-SIX FEET AND THIRTY-TWO ONE-HUNDREDTHS FEET EASTWARDLY, MEASURED AT RIGHT ANGLES, FROM SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTHWARDLY, PARALLEL WITH SAID RIGHT OF WAY LINE TWO HUNDRED AND NINETY-THREE FEET AND THIRTY-FOUR ONE-HUNDREDTHS FEET TO THE SOUTH LINE OF SAID LOT NUMBER ONE; THENCE WESTWARDLY, ALONG SAID SOUTH LINE, ONE HUNDRED AND NINETY-SIX FEET AND THIRTY-TWO ONE-HUNDREDTHS OF A FOOT TO THE PLACE OF BEGINNING, ALSO THE FOLLOWING:

KNOWN AS PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH THIRTY-THREE FEET THEREOF, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE SOUTH BY LAND LAST ABOVE DESCRIBED AND THE WESTERLY EXTENSION OF THE NORTH LINE THEREOF, ON THE WEST BY LAND OF THE CALUMET WESTERN RAILWAY COMPANY, ON THE NORTH BY LAND NEXT BELOW DESCRIBED, AND ON THE EAST BY A LINE TWO HUNDRED AND EIGHTY-EIGHT FEET AND THIRTY-TWO ONE-HUNDREDTHS FEET, EASTWARDLY, MEASURED AT RIGHT ANGLES FROM THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND WESTERN INDIANA RAILROAD COMPANY, ALSO THE FOLLOWING:

KNOWN AS THE NORTH THIRTY-THREE FEET OF THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION NINETEEN, TOWNSHIP THIRTY-SEVEN NORTH, RANGE FIFTEEN EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BETWEEN THE EASTERLY RIGHT OF WAY LINE OF THE CALUMET WESTERN RAILWAY AND A LINE TWO HUNDRED TWENTY-TWO AND THIRTY-TWO HUNDREDTHS FEET EAST OF AND PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE OF SAID CALUMET WESTERN RAILWAY.

ADDRESS: TORRENCE AVENUE AND 115TH STREET
CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS: 26-19-101-030-0000
26-19-100-035-0000

IN COOK COUNTY, ILLINOIS

UNDER and SUBJECT, however, to (1) whatever rights the public may have to the use of any roads, alleys, bridges or streets crossing the premises herein described, (2) any easements or agreements of record or otherwise affecting the land hereby conveyed, and to the state of facts which

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a personal inspection or accurate survey would disclose, and to any pipes, wires, poles, cables, culverts, drainage courses or systems and their appurtenances now existing and remaining in, on, under, over, across and through the premises herein described, together with the right to maintain, repair, renew, replace, use and remove same.

THIS INSTRUMENT is executed and delivered by Grantor, and is accepted by Grantee, subject to the covenants set forth below, which shall be deemed part of the consideration of this conveyance and which shall run with the land and be binding upon, and inure to the benefit of, the respective heirs, personal representatives, successors and assigns of Grantor and Grantee. Grantee hereby knowingly, willingly, and voluntarily waives the benefit of any rule, law, custom, or statute of the State of Indiana now or hereafter in force with respect to the covenants set forth below.

(1) Grantee shall indemnify and defend Grantor against, and hold Grantor harmless from, all claims, actions, proceedings, judgments and awards, for death, injury, loss, or damage to any person or property, brought by any person, firm, corporation, or governmental entity, caused by, resulting to, arising from, or in connection with, the active or passive effects of existence of any physical substance of any nature or character, on, under, or in the land, water, air, structures, fixtures, or personal property comprising the premises, from and after the date of delivery of this deed.

(2) Should a claim adverse to the title hereby quitclaimed by asserted and/or proved, no recourse shall be had against the Grantor herein.

(3) Grantor shall neither be liable or obligated to construct or maintain any fence or similar structure between the land herein before described and adjoining land of Grantor nor shall Grantor be liable or obligated to pay for any part of the cost or expense of constructing or maintaining any fence or similar structure, and Grantee hereby forever releases Grantor from any loss or damage, direct or consequential, that may be caused by or arise from the lack or failure to maintain any such fence or similar structure.

(4) Grantee hereby forever releases Grantor from all liability for any loss or damage, direct or consequential, to the land herein before described and to any buildings or improvements now or hereafter erected thereon and to the contents thereof, which may be caused by or arise from the normal operation, maintenance, repair, or renewal of Grantor's railroad, or which may be caused by or arise from vibration resulting from the normal operation, maintenance, repair or renewal thereof.

(5) In the event the tracks or land of Grantor are elevated or depressed, or the grades of any streets, avenues, roads, lanes, highways or alleys over such railroad in the vicinity of the land herein before described are changed so that they shall pass overhead or underneath such tracks or land, or in the event any grade crossing is vacated and closed, Grantee forever releases Grantor from all liability for any loss or damage, direct or consequential, caused by or arising from the separation or change of grades of such railroad or such streets, avenues, roads, lanes, highways, or alleys, or from the vacating and closing of any grade crossing.

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THE words "Grantor and "Grantee" used herein shall be construed as if they read "Grantors" and "Grantees", respectively, whenever the sense of this instrument so requires and whether singular or plural, such words shall be deemed to include at all times and in all cases the heirs, legal representatives or successors and assigns of the Grantor and Grantee.

IN WITNESS WHEREOF, INDIANA HARBOR BELT RAILROAD COMPANY, Grantor, pursuant to due corporate authority, has caused its named to be signed hereto by its officers hereunto duly authorized and its corporate seal duly attested, to be hereunto affixed as of the day and year first above written.

WITNESS:

Herbert C. Jackson

INDIANA HARBOR BELT RAILROAD
COMPANY BY:

Cary W. Dickieson
Cary W. Dickieson, President

WITNESS:

Herbert C. Jackson

ATTEST:

James D. McGeehan
James D. McGeehan, Secretary

MAIL 70'

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COMMONWEALTH OF PENNSYLVANIA)
) SS
COUNTY OF PHILADELPHIA)

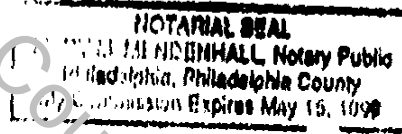
BEFORE ME, the undersigned, a Notary Public in and for said Commonwealth and County, personally appeared CARY W. DICKIESON, President and JAMES D. McGEHAN, Secretary, respectively, of INDIANA HARBOR BELT RAILROAD COMPANY, and severally acknowledged the execution of the foregoing Instrument to be the voluntary act and deed of said INDIANA HARBOR BELT RAILROAD COMPANY, and their voluntary act and deed as such officers.

WITNESS my hand and notarial seal, this 12th day of February, A. D.

1996.

Notary Public:

Mary M. Mendenhall



THIS INSTRUMENT PREPARED BY:

Roger A. Serpe, General Counsel
Indiana Harbor Belt Railroad Company
175 W. Jackson Boulevard, Suite 1460
Chicago, IL 60604



Mailed to: Brian Cassidy
Omnicron, Inc.
252 Clayton St. 405FL
Denver, Colorado 80204

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK } SS.

Roger A. Serpe, being duly sworn on oath, states that
resides at _____ . 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 premises 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.

Roger A. Serpe

SUBSCRIBED and SWORN to before me

this 22nd day of Feb, 1996.

Mary Kay Conley
Notary Public



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