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N9600252 CRK... 1 of 2
QUIT CLAIM DEED

96362091

THE GRANTOR, THE BELT RAILWAY COMPANY OF CHICAGO, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00) in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and QUIT CLAIMS to I.B.P. LIMITED PARTNERSHIP, a limited partnership organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at 180 North Wacker, Chicago, Illinois 60606, all interest in the following described property situated in the County of Cook and State of Illinois, to wit:

DEPT. OF RECORDING 429.56
1500003 TRAK ROAD 05/13/96 14144:00
STATE OF ILL. NO. 96-362091
BOOK CURTNEY RECORDER

THAT PART OF THE NORTH EAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 983.0 FEET (MEASURED AT RIGHT ANGLES) OF THE NORTH EAST QUARTER OF THE NORTH EAST QUARTER OF SAID SECTION 28; 526.40 FEET WEST OF THE EAST LINE OF SAID SECTION 28, THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 983.0 FEET; FOR A DISTANCE OF 570.56 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG A CURVED LINE HAVING A RADIUS OF 219.01 FEET FOR AN ARC DISTANCE OF 87.28 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING NORTHWESTERLY ALONG A CURVED LINE HAVING A RADIUS OF 347.26 FEET FOR AN ARC DISTANCE OF 67.88 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING NORTHWESTERLY ALONG A CURVED LINE HAVING A RADIUS OF 219.01 FEET FOR AN ARC DISTANCE OF 182.71 FEET TO A POINT OF TANGENT; THENCE NORTHWESTERLY ALONG A LINE TANGENT TO LAST DESCRIBED CURVED LINE, A DISTANCE OF 90.37 FEET, TO ITS INTERSECTION WITH THE EAST LINE OF RAILROAD RIGHT OF WAY, THENCE SOUTH ALONG SAID EAST LINE OF RAILROAD RIGHT OF WAY, A DISTANCE OF 140.87 FEET; THENCE SOUTH EASTERLY ALONG A CURVED LINE CONCENTRIC WITH LAST DESCRIBED CURVED LINE, AND HAVING A RADIUS OF 244.01 FEET, FOR A DISTANCE OF 124.17 FEET TO A POINT OF COMPOUND CURVE; THENCE SOUTH EASTERLY ALONG A CURVED LINE HAVING A RADIUS OF 372.28 FEET, FOR A DISTANCE OF 72.77 FEET TO A POINT OF COMPOUND CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE HAVING A RADIUS OF 244.01 FEET, FOR A DISTANCE OF 97.24 FEET TO A POINT OF TANGENT WITH THE SOUTH LINE OF THE NORTH 1008.0 FEET OF THE NORTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 28 AFOREMENTIONED, THENCE EASTERLY ALONG SAID SOUTH LINE OF THE NORTH 1008.0 FEET OF THE NORTH EAST QUARTER OF THE NORTH EAST QUARTER, FOR A DISTANCE OF 570.56 FEET; THENCE NORTH AT RIGHT ANGLES, FOR A DISTANCE OF 25.0 FEET TO THE PLACE OF BEGINNING.

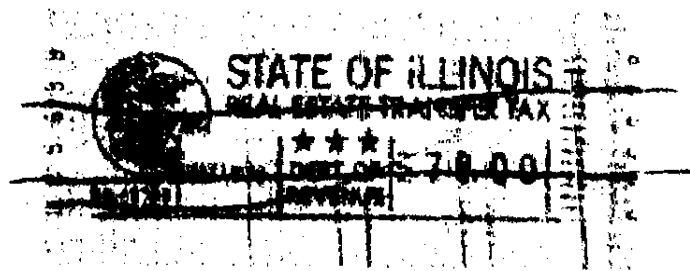
P.I.N.# 19-28-201-025

GRANTOR hereby reserves an easement over and upon the west 200 feet of the subject parcel for the purposes of providing rail service to industries located adjacent to the subject parcel by grantor and its successors in title. Switches and trackage located on said easement shall remain in place to insure seller's ability to provide said service.

29.50
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Permanent Real Estate Index Number 19-28-201-025

Address of Real Estate: Railroad Spur, North of 73rd Street, East of Cicero Ave, Bedford Park, IL.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 15th day of February, 1986.

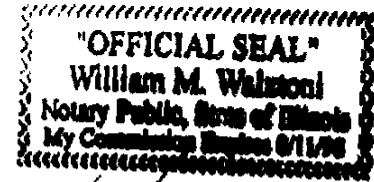
THE BELT RAILWAY COMPANY OF CHICAGO

BY [Signature]
PRESIDENT

ATTEST [Signature]
SECRETARY

State of Illinois, County of Cook, s. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Ronald L. Batory personally known to me to be the President of The Belt Railway Company of Chicago and Ruth A. Taylor personally known to me to be the Secretary of The Belt Railway Company of Chicago, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of February, 1986



Commission expires 8/1 1998 [Signature]

This instrument was prepared by Timothy E. Coffey, 6900 South Central Ave, Bedford Park, IL, 60638



Barbara C. Raffaldini
Attorney at Law
Polsky & Riordan
205 North Michigan Avenue
Suite 3909
Chicago, Illinois 60601

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AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS

COUNTY OF East

} SS.

Document # _____

William M. Wolcott, being duly sworn on oath, states that he resides at 16907 So. THURMERE DR. FOREST, IL

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:

1. The division or subdivision of land is 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 is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
4. The conveyance is 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 easements of access.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.

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8. The sale or exchange is of parcels or tracts of land following the division into no more than two 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 is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973 and no sale, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.
10. The instrument aforesaid is a conveyance of an existing parcel or tract of land.

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.

SUBSCRIBED and SWORN to me
this 15th day of February, 1998


NOTARY PUBLIC

91020626

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