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Original

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DEPT-01 RECORDING \$31.00
T#0012 TRAN 5520 06/16/97 14:30:00
#5023 \$ ER *-97-427917
COOK COUNTY RECORDER
319-95

QUITCLAIM DEED

UNION PACIFIC RAILROAD COMPANY, a Utah corporation (which through merger with the Chicago and North Western Railway Company became successor in interest to the real property described herein), Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE and forever QUITCLAIM unto SUSAN M. PARKER, Grantee, whose address is 6474 North Newcastle, Chicago, Illinois 60631, and unto her heirs and assigns forever, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of, in, and to the real estate (hereinafter the "Property") situated in Lots 11, 12 and 13, Block 5 in Ridgely's addition to Chicago as located in Section 8, Township 39 North, Range 14 East in Cook County, Illinois, as more particularly described in Exhibit A, hereto attached and hereby made a part hereof.

EXCEPTING and RESERVING, however, unto Grantor, its successors and assigns, a permanent easement to enter upon the Westerly three (3) feet of the Property for the purpose of constructing, reconstructing, maintaining, repairing and replacing Grantor's existing retaining wall adjacent to said Property. In the event Grantee, her heirs or assigns, use of the Property results in damages to said retaining wall, Grantee shall be responsible for all repairs and maintenance subject to the approval of Grantor.

RESERVING, FURTHER, 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 located on the Property.

By the Grantee's acceptance of this Deed, the Grantee, for herself and her heirs and assigns, hereby agrees:

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COOK COUNTY
REAL ESTATE TRANSFER TAX
JUN 16 1997
\$ 10.75

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN 16 1997
DEPT OF REVENUE
\$ 31.50

97A27917

CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
JUN 16 1997
DEPT OF REVENUE
\$ 236.25

LAW DEPT. C.D.
UNION PACIFIC
OMAHA

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- (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) That prior to any construction upon or excavation of the Property which would adversely affect the integrity of Grantor's bridge and retaining walls on Grantor's adjacent real estate, to submit plans and specifications of such construction or excavation to Grantor, whose approval of same shall not be unreasonably withheld, and Grantor, its successors or assigns, shall have 45 days from receipt of said plans and specifications in which to approve or reject same.
- (3) To forever release Grantor, its successors and assigns, from any and all damages or claims for damages of every kind or nature whatsoever which may arise by reason of drainage of surface waters from Grantor's abutting right of way onto the Property.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging; TO HAVE AND TO HOLD, subject to the aforesaid provisions, the Property unto the said Grantee and unto her heirs and assigns.

Grantor, Federal ID No. 13-6400825, is not a foreign corporation and withholding of Federal Income Tax from the amount realized will not be made by Grantee. A Certification prepared in conformance with IRS regulations under Section 1445 of the Internal Revenue Code is attached as Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this deed to be duly executed as of the 26 day of APRIL, 1996.

Attest:

UNION PACIFIC RAILROAD COMPANY,


Assistant Secretary

By 
Title: Assistant Vice President

(Seal)

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Assistant Vice President

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UNION PACIFIC
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ACKNOWLEDGEMENT

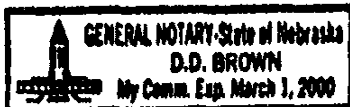
STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 26 day of APRIL, 1996, before me,
D. D. BROWN, a Notary Public in and for said County and State, personally
appeared R. D. UHRICH
and R. C. INGRAM who are the
ASST. VICE PRESIDENT and the Assistant
Secretary, respectively, of Union Pacific Railroad Company, a Utah corporation, and who
are personally known to me (or proved to me on the basis of satisfactory evidence) to be
the persons whose names are subscribed to in the within instrument, and acknowledged
to me that they executed the same in their authorized capacities, and that by their
signatures on the instrument the persons, or the entity upon behalf of which the persons
acted, executed the instrument.

WITNESS my hand and official seal.

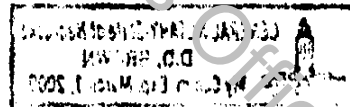
D. D. Brown
Notary Public

(Seal)



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UNION PACIFIC RAILROAD COMPANY
CHICAGO, COOK COUNTY, ILLINOIS

EXHIBIT "A"

ALL OF LOT 13 AND THOSE PARTS OF LOTS 12 AND 11, BLOCK 6, IN RIDGELY'S ADDITION TO CHICAGO, COOK COUNTY, ILLINOIS, LOCATED IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST, ACCORDING TO THE RECORDED PLAT THEREOF, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 13; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 113.21 FEET (113.07 PER DEED) TO THE NORTHEASTERLY CORNER OF SAID LOT 13; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 13 AND ITS WESTERLY EXTENSION, A DISTANCE OF 71.86 FEET (72.00 FEET RECORD DISTANCE) TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 15 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF THE UNION PACIFIC RAILROAD COMPANY'S CONCRETE RETAINING WALL; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID RETAINING WALL, A DISTANCE OF 77.74 FEET TO A CORNER OF SAID RETAINING WALL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID RETAINING WALL, A DISTANCE OF 34.97 FEET TO THE SOUTH LINE OF SAID LOT 12; THENCE EASTERLY ALONG THE SOUTH LINES OF SAID LOT 12 AND SAID LOT 13, A DISTANCE OF 27.04 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 5124 SQUARE FEET, MORE OR LESS.

Commonly Known as: 901 West Chicago Avenue, Chicago, Illinois 60622

Permanent Index Number: 17-08-209-017-0000

Prepared by:

OFFICE OF CONTRACTS & REAL ESTATE
OMAHA, NEBRASKA FEBRUARY 06, 1996
WRITTEN BY FJF
PARKER.LGL 319-95

Mail to:
Dan. Wernerslage
20 N. Clark St
#2300
Chicago Ill 60602

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EXHIBIT B

CERTIFICATION OF NON-FOREIGN STATUS

Under Section 1445(e) of the Internal Revenue Code, a corporation, partnership, trust, or estate must withhold tax with respect to certain transfers of property if a holder of an interest in the entity is a foreign person. To inform the transferee that no withholding is required with respect to UNION PACIFIC RAILROAD COMPANY's interest in it, the undersigned hereby certifies the following on behalf of UNION PACIFIC RAILROAD COMPANY:

1. UNION PACIFIC RAILROAD COMPANY is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);
2. UNION PACIFIC RAILROAD COMPANY's U.S. employer identification number is 13-6400825; and
3. UNION PACIFIC RAILROAD COMPANY's office address is 1416 Dodge Street, Omaha, Nebraska 68179-1100, and state of incorporation is Utah.

UNION PACIFIC RAILROAD COMPANY agrees to inform the transferee if it becomes a foreign person at any time during the three year period immediately following the date of this notice.

UNION PACIFIC RAILROAD COMPANY understands that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury, I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of UNION PACIFIC RAILROAD COMPANY.


Assistant Vice President

Title: _____

Date: April 26, 1996

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INVESTIGATIVE DIVISION

LAW DEPT. C.D.
UNION PACIFIC
OMAHA