

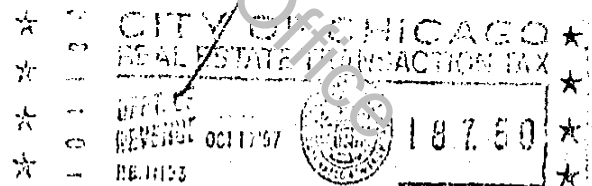
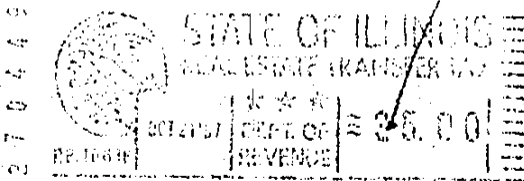
QUITCLAIM - ILLINOIS

THIS INDENTURE WITNESSETH, that **RAMS - SPEC INC.**, a Nevada Corporation, having its principal office at 1002 S. Country Club Drive, Ojai, California 93023 (hereinafter referred to as the Grantor), for the consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations, in hand paid, conveys and quitclaims to **Charles Seaton**,

, whose mailing address is 1560 N. Sandburg Terrace

Chicago, Il 60610 (hereinafter referred to as the Grantee), all the interest of the said Grantor of, in and to the premises described in Schedule "A" attached hereto and made a part hereof.

(TGS) D-1 76-76-151



MAIL TO:

MAURICE LIEBMAN ESQ.
1 FF W. RANDOLPH ST.
SUITE 409
CHICAGO IL 60601

BJ 333

BOX 333-CTI

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SUBJECT to the interest reserved unto American Premier Underwriters, Inc. (APU) in and to, future permanent and perpetual easements in gross, freely alienable and assignable by APU, for (a) all existing wire and pipe facilities or occupations whether or not covered by license or agreement between APU and other parties, of record or not covered by license or agreement between APU and other parties, of record or not of record, that in any way encumber or affect the premises conveyed herein, and (b) all future occupations within 20 feet on either side of the existing occupations, and (c) all rentals, fees and considerations resulting from such occupations, agreements and licenses and from assignment or conveyance of such easements.

ALSO SUBJECT, however to:

- (1) the state of facts disclosed by the survey hereinabove mentioned; and
- (2) rights of the public in that portion of the premises within the lines of any public roads that cross the property herein conveyed; and
- (3) any easements of record.

GRANTEE acknowledges and agrees that:

- (1) should a claim adverse to the title hereby quitclaimed be asserted and/or proved, no recourse shall be had against the Grantor; and
- (2) Grantee will assume all obligations with respect to ownership, maintenance, repair, renewal or removal of the drainage structures, culverts and bridges located on, over or under the premises conveyed herein that may be imposed after the date of this Deed by any governmental agency having jurisdiction thereover.

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IL002601

ID # ILB-10H-074

SCHEDULE "A"

ALL THAT PARCEL of land situate in the City of Chicago, County of Cook, State of Illinois, being that part of Lots 12 thru 42 inclusive, Lots 53 thru 68 inclusive, part of North/South 16 foot public alley lying West of and adjoining said Lots 25 thru 42 and East of and adjoining said Lots 53 thru 68, also being that part of West 62nd Street lying South of and adjoining said Lot 24 and North of and adjoining said Lot 25, all in E. A. Cumming's Subdivision of Blocks 2 and 7, Blocks 3 and 6 except the East 340 feet thereof and Lots 1 and 2 in Block 5, all in subdivision of the South Half of the Southwest Quarter of Section 18, Township 38 North, Range 14 East of the Third Principal Meridian, and being that property of the former Pittsburgh, Cincinnati, Chicago and St. Louis Railway Company (predecessor of said Grantor) further bounded and described according to a plan of survey made by National Survey Service, Inc., Nicholas Raimondi, Registered Surveyor No. 1624, dated June 1, 1977, as follows:

COMMENCING at the point of intersection of the North line of West 63rd Street and the West Line of South Hoyne Avenue; thence North $0^{\circ} 07' 02''$ West along said West line of South Hoyne Avenue, 141.04 feet to an iron pipe set at the Southeast Corner of the aforesaid Lot 42, said corner being the POINT OF BEGINNING of this parcel of land; thence continuing North $0^{\circ} 07' 02''$ West along said West line of South Hoyne Avenue, being also the East line of the aforesaid Lots 42 thru 12 and its Northerly and Southerly extension thereof, 830.00 feet; thence South $17^{\circ} 39' 42''$ West, 871.06 feet to an iron pipe set at the Southwest corner to the aforesaid Lot 53; thence North $89^{\circ} 59' 56''$ East along the North line of a 16 foot public alley, being also the South line of said Lots 53 and 42 and its Easterly and Westerly extension thereof, 265.98 feet to the Place of Beginning.

CONTAINING 2.534 acres, more or less.

20-1-P. 313-017

PROP:

BETWEEN 62nd ST. AND 63rd ST.

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STATE OF MICHIGAN :
: ss.
COUNTY OF KALAMAZOO :

ON THIS 29th day of September, 1997, before me, a Notary Public in and for the State and County aforesaid, the undersigned officer, personally appeared Robert M. Johnston, who acknowledged himself to be the President of RAMS-SPEC, INC., a corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Susan G. Pelfresne
Notary Public, Allegan Co., MI
My Commission Expires 08-06-98
SUSAN G. PELFRESNE

THIS INSTRUMENT PREPARED BY:
Robert Johnston

5620 SUMMER RIDGE CT.
KALAMAZOO, MI 49009

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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 Indenture so requires and, whether singular or plural, such words shall be deemed to include in all cases the heirs or successors and assigns of the respective parties.

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be executed this 29th day of September A.D., 1997.

SEALED AND DELIVERED
in the presence of us.

RAMS-SPEC, INC.

Valerie Wooden
Valerie Wooden

By: [Signature]
Robert M. Johnston
President

Susan G. Pelfresne
Susan G. Pelfresne

SEAL

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