

UNOFFICIAL COPY

97256237

DEPT-01 RECORDING \$43.00
T#0012 TRAN 4663 04/14/97 11:12:00
#5311 # CG *-97-256237
COOK COUNTY RECORDER

Property

4300
97

760900302244

SPECIAL WARRANTY DEED

The Grantor, The Chicago Transit Authority, a political subdivision, body politic and municipal corporation of the State of Illinois, 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, having an office address at 440 Merchandise Mart Plaza, Chicago, Illinois 60654, for and in consideration of Ten and no/100 DOLLARS and other good and valuable consideration in hand paid and pursuant to authority of the Board of Directors of said corporation by these presents does GRANT, BARGAIN AND SELL to Ficer National Bank, a national banking association, not in its individual capacity but solely as Head Lessor Trustee under the Head Lessor Trust Agreement dated as of April 1, 1997 between it and The Chicago Transit Authority ("Grantee") having an office address at 777 Main Street, Hartford, Connecticut 06115, Attn: Corporate Trust Administration, and its successors and assigns forever, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.
Permanent Real Estate Number(s): See Exhibit B attached hereto and made a part hereof.
Address of real estate: 642 N. Pulaski Rd., Chicago, IL 60624

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee and its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner

97256237

BOX 333-CTI

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit C attached hereto and made a part hereof, the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor.

Property of Cook County Clerk's Office

97256237

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, as of this _____ day of April, 1997.

Chairman, Finance, Audit and Budget Committee

THE CHICAGO TRANSIT AUTHORITY

By: *J. J. [Signature]*
[Vice] President Chairman, Finance, Audit and Budget Committee

Attest:

[Signature]
[Assistant] Secretary

[SEAL]

Property of Cook County Clerk's Office

97256237

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

I, Ann T. Trombino, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that J. Douglas Donenfeld, personally known to me to be the Chairman-Finance, Audit and Budget Committee of The Chicago Transit Authority, a municipal corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Chairman-Finance, Audit and Budget Committee, he 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 his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

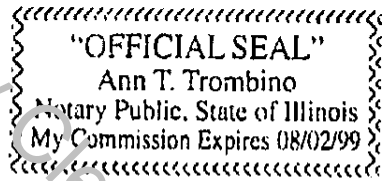
Given under my hand and official seal, this 10th day of April, 1997.

Ann T. Trombino

Notary Public

97256237

My commission expires on August 2, 1998.



This instrument was prepared by:
Mel to
David M. Well
Mayer, Brown & Platt
190 S. LaSalle St.
Chicago, IL 60603

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
SECTION 4, REAL ESTATE TRANSFER ACT

Dated: April 10, 1997

D.M. Well Attorney

Signature of Buyer, Seller or Representative

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

SEND SUBSEQUENT TAX BILLS TO:

Chicago Transit Authority
440 Merchandise Mart Plaza
Chicago, Illinois 60654

Property of Cook County Clerk's Office

97256237

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL 1:
THAT PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST
OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10, TOWNSHIP 39 NORTH, RANGE
13, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89 DEGREES 59 MINUTES 25
SECONDS WEST ALONG THE NORTH LINE OF THE AFORESAID NORTHEAST 1/4 OF SAID SECTION
10, A DISTANCE OF 2,350.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 54 SECONDS
WEST PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 10 TO THE
SOUTH LINE OF SAID NORTH 50.00 FEET OF THE NORTHEAST 1/4 OF SECTION 10 (BRING THE
SOUTH LINE OF WEST CHICAGO AVENUE) AND THE POINT OF BEGINNING OF THE PARCEL OF
LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH 00 DEGREES 13 MINUTES 54 SECONDS
WEST ALONG SAID PARALLEL LINE 90.64 FEET; THENCE SOUTH 74 DEGREES 22 MINUTES 48
SECONDS EAST (ALONG A LINE WHICH IF EXTENDED SOUTHEASTERLY WOULD INTERSECT THE
WEST LINE OF THE EAST 1,178.00 FEET OF SAID NORTHEAST 1/4 OF SECTION 10 AT A
POINT 467.74 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 10)
990.313 FEET TO THE INTERSECTION OF AN ARC OF A CIRCLE, CONVEX NORTHEASTERLY AND
HAVING A RADIUS OF 800.00 FEET; THENCE SOUTHEASTERLY ALONG SAID ARC 210.40 FEET
(THE CHORD OF WHICH BEARS SOUTH 63 DEGREES 54 MINUTES 23 SECONDS EAST FOR 209.81
FEET) TO A POINT OF TANGENCY ON A LINE WHICH INTERSECTS THE WEST LINE OF THE EAST
1,178.00 FEET OF SAID NORTHEAST 1/4 OF SAID SECTION 10 AT A POINT 518.20 FEET
SOUTH OF THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 10; THENCE SOUTH 56
DEGREES 22 MINUTES 17 SECONDS EAST ALONG SAID TANGENT LINE 34.00 FEET TO SAID
POINT OF INTERSECTION; THENCE CONTINUE SOUTHEASTERLY ALONG SAID TANGENT LINE
264.20 FEET; THENCE NORTH 33 DEGREES 37 MINUTES 43 SECONDS EAST (AT RIGHT ANGLES
THERETO) 142.68 FEET TO THE INTERSECTION OF A LINE DRAWN FROM A POINT ON THE WEST
LINE OF THE EAST 928 FEET OF SAID NORTHEAST 1/4 OF SECTION 10 AND 490.00 FEET
SOUTH OF THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 10 TO A POINT ON THE
WEST LINE OF THE EAST 723.00 FEET OF SAID NORTHEAST 1/4 OF SECTION 10 AND 688.17
FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 10; THENCE SOUTH 47
DEGREES 27 MINUTES 23 SECONDS EAST ALONG SAID LINE 210.80 FEET TO THE AFORESAID
POINT ON THE WEST LINE OF THE EAST 723.00 FEET OF SAID NORTHEAST 1/4 OF SECTION
10; THENCE SOUTH 39 DEGREES 17 MINUTES 34 SECONDS EAST 402.08 FEET TO A POINT ON
THE SOUTH LINE OF THE NORTH 1,000.00 FEET OF SAID NORTHEAST 1/4 OF SECTION 10 AND
466.54 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 10 AND
SOUTH 89 DEGREES 59 MINUTES 25 SECONDS EAST ALONG THE AFORESAID SOUTH LINE OF THE
NORTH 1,000.00 FEET OF SAID NORTHEAST 1/4 OF SECTION 10, A DISTANCE OF 83.54 FEET
TO THE WEST LINE OF THE EAST 383.00 FEET OF SAID NORTHEAST 1/4 OF SECTION 10;
THENCE NORTH 00 DEGREES 13 MINUTES 54 SECONDS EAST ALONG SAID WEST LINE OF THE
EAST 383.00 FEET OF SAID NORTHEAST 1/4 OF SECTION 10, A DISTANCE OF 250.00 FEET
TO THE SOUTH LINE OF THE NORTH 750.00 FEET OF SAID SECTION 10; THENCE SOUTH 89
DEGREES 59 MINUTES 25 SECONDS EAST ALONG SAID LINE 17.00 FEET TO THE WEST LINE OF
THE EAST 366.00 FEET OF THE SAID NORTHEAST 1/4 OF SECTION 10; THENCE SOUTH 00
DEGREES 13 MINUTES 54 SECONDS WEST ALONG SAID LINE, 250.00 FEET TO THE AFORESAID
SOUTH LINE OF THE NORTH 1,000.00 FEET OF SAID NORTHEAST 1/4 OF SECTION 10; THENCE
SOUTH 89 DEGREES 59 MINUTES 25 SECONDS EAST ALONG SAID LINE 333.00 FEET TO THE
WEST LINE OF THE EAST 33 FEET OF THE SAID NORTHEAST 1/4 OF SECTION 10 (BRING THE
WEST LINE OF NORTH FULASKI ROAD); THENCE SOUTH 00 DEGREES 13 MINUTES 54 SECONDS
WEST ALONG SAID LINE, 20.00 FEET TO A LINE DRAWN 970.00 FEET SOUTH OF AND

97256237

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PARALLEL WITH THE SOUTH LINE OF WEST CHICAGO AVENUE (SAID SOUTH LINE OF WEST CHICAGO AVENUE, BEING A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 10); THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS WEST ALONG SAID PARALLEL LINE 313.92 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 49 SECONDS WEST, 104.05 FEET; THENCE SOUTH 06 DEGREES 33 MINUTES 01 SECOND EAST, 257.53 FEET TO THE SOUTH LINE OF THE NORTH 1,379.90 FEET OF THE SAID NORTHEAST 1/4 OF SECTION 10; THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS WEST ALONG SAID SOUTH LINE 335.22 FEET TO THE INTERSECTION OF A CIRCLE, CONVEX NORTHEASTERLY, HAVING A RADIUS OF 566.44 FEET AND BEING 40.00 FEET NORTHEASTERLY OF AND CONCENTRIC WITH THE NORTHEASTERLY LINE OF LOT 2 IN FIRST ADDITION TO NORTHWESTERN CENTER INDUSTRIAL DISTRICT RECORDED MAY 31, 1984 AS DOCUMENT NUMBER 27109489; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCLE 188.32 FEET (THE CHORD OF WHICH BEARS NORTH 73 DEGREES 59 MINUTES 08 SECONDS WEST FOR 187.45 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 83 DEGREES 30 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 2 EXTENDED NORTHWESTERLY IN AFORESAID FIRST ADDITION TO NORTHWESTERN CENTER INDUSTRIAL DISTRICT 625.11 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN 42.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE WESTERLY MOST NORTHERLY LINE OF LOT 1 IN AFORESAID FIRST ADDITION TO NORTHWESTERN CENTER INDUSTRIAL DISTRICT; THENCE NORTH 74 DEGREES 25 MINUTES 26 SECONDS WEST ALONG SAID PARALLEL LINE 229.02 FEET TO THE INTERSECTION WITH A LINE DRAWN 42.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE WESTERLY MOST NORTHERLY LINE OF LOT 16 IN NORTHWESTERN CENTER INDUSTRIAL DISTRICT RECORDED JULY 1, 1971 AS DOCUMENT NUMBER 21532046; THENCE NORTH 74 DEGREES 22 MINUTES 11 SECONDS WEST ALONG SAID PARALLEL LINE 71.41 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 54 SECONDS EAST ALONG A LINE DRAWN 1,743.24 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE AFORESAID NORTHEAST 1/4 OF SECTION 10, A DISTANCE OF 711.97 FEET TO A POINT WHICH IS 465.01 FEET SOUTH OF THE NORTH LINE OF THE AFORESAID NORTHEAST 1/4 OF SECTION 10, AS MEASURED ALONG SAID PARALLEL LINE; THENCE NORTHWESTERLY 130.22 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED LINE, CONVEX NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AND WHOSE CHORD BEARS NORTH 37 DEGREES 04 MINUTES 27 SECONDS WEST, 121.21 FEET TO A POINT OF TANGENCY; THENCE NORTH 72 DEGREES 22 MINUTES 48 SECONDS WEST, 556.92 FEET; THENCE WESTERLY 136.22 FEET ALONG THE ARC OF A CIRCLE TANGENT TO THE LAST DESCRIBED LINE, CONVEX NORTHERLY, HAVING A RADIUS OF 500.00 FEET, AND WHOSE CHORD BEARS NORTH 82 DEGREES 11 MINUTES 06 SECONDS WEST, 135.80 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS WEST ALONG A LINE DRAWN 200.00 FEET SOUTH OF AND PARALLEL WITH THE AFORESAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 10, A DISTANCE OF 166.80 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 54 SECONDS EAST, 150.00 FEET, ALONG A LINE DRAWN PARALLEL WITH THE AFORESAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 10 AND PASSING THROUGH A POINT ON THE AFORESAID SOUTH LINE OF WEST CHICAGO AVENUE WHICH IS 305.08 FEET WESTERLY OF THE NEXT ABOVE DESCRIBED POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 25 SECONDS EAST ALONG THE SOUTH LINE OF WEST CHICAGO AVENUE, 305.08 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS WEST ALONG THE NORTH LINE OF THE AFORESAID NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 2,653.08 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 54 SECONDS WEST

97256237

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 10 TO THE SOUTH LINE OF THE NORTH 50 FEET OF THE NORTHEAST 1/4 OF SECTION 10, (BEING THE SOUTH LINE OF WEST CHICAGO AVENUE) AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH 00 DEGREES 13 MINUTES 54 SECONDS WEST ALONG SAID PARALLEL LINE 150.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS WEST ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF THE AFORESAID NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 10, A DISTANCE OF 66 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 54 SECONDS EAST, 150.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 50.00 FEET OF THE NORTHWEST 1/4 OF SECTION 10 AFORESAID (BEING THE SOUTH LINE OF WEST CHICAGO AVENUE); THENCE SOUTH 89 DEGREES 59 MINUTES 25 SECONDS EAST ALONG SAID SOUTH LINE, 66.00 FEET TO THE HEREBINABOVE DESCRIBED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THE SOUTH 250 FEET OF THE NORTH 1,000 FEET OF THE WEST 333 FEET OF THE EAST 366 FEET OF THE NORTH EAST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

97256237

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

Permanent Real Estate Numbers:

16-10-200-062

16-10-200-012

Property of Cook County Clerk's Office

97256237

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT C

Permitted Exceptions

1. General taxes for the year 1996 and subsequent years which are not yet due and payable. Permanent Index Numbers are shown on the attached exhibit B.

Note: The CTA is exempt from real estate taxes because the CTA is a political subdivision, body politic and municipal corporation of the State of Illinois.

2. Rights created by grant in the quit claim deed from Chicago and North Western Transportation Company, a corporation of Delaware, to Hawthorn Melody, Inc., a corporation of Delaware, its successors and assigns and those whom it may elect, dated September 5, 1978 and recorded September 13, 1978 as document 24624106, and also in the quit claim deed between the same parties dated April 9, 1973 and recorded May 25, 1973 as document 22338997, to use for roadway purposes only.

(Affects Parcel 1)

3. Rights created by grant in the quit claim deed from Chicago and North Western Railway Company, a corporation of Wisconsin, to Hawthorn-Melody inc., a corporation of Delaware, its successors and assigns, and those whom it may elect, dated May 21, 1965 and recorded May 27, 1965 as document 19477582, to use for driveway purpose.

(Affects Parcel 1)

4. Covenants and restrictions contained in deed from the Chicago and North Western Transportation Company to the Chicago Transit Authority, recorded February 13, 1991 as Document 91068202 reserving a perpetual and non-exclusive easement for ingress and egress over, upon and across certain defined property.

(Affects Parcel 2; for emergency purposes)

5. Easement agreement dated February 12, 1991 and recorded February 13, 1991 as Document 91068203 wherein the Chicago Transit Authority and the Chicago and North Western Transportation Company reserve a perpetual and non-exclusive easement for ingress and egress for the benefit of the Rail-It site.

Assignment of Easement made by Chicago and North Western Transportation Company to Rail-It Limited Partnership, its successors and assigns, recorded August 19, 1991 as Document 91421654.

(Affects Parcel 2; for emergency purposes)

97256237

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

6. Encroachments as disclosed by plat of survey made by National Survey Service Inc., No. N-115833, dated September 20, 1990, as follows
 - (A) Stone wall over the east line of the land by 0.08 feet onto north Pulaski street.
(Affects Parcel 3)
7. The recording of any deed or other instrument of conveyance of the land, or assignment of the beneficial interest under a land trust, the transfer of real estate by sale of partnership interests, sale of stock in a corporation or similar methods, or transfer of a leasehold interest under a lease which provides for a term of 30 or more years, considering any options to renew or extend whether or not any portion of the term has expired, may be subject to real estate transfer taxes levied by the City of Chicago and is subject to:
 - (1) Prior approval by the Water Commissioner;
 - (2) Either certification of exemption from the City Building Registration Ordinance or attachment of either a certification of registration or a receipt from the Department of Buildings showing that the building has been registered by the purchaser. In the absence of such approval, the Recorder of Deeds is required by state law to refuse to record or register instruments of conveyance that are not in compliance with such tax requirements.

97256237

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 10, 1997

Signature: *D.M. Will, Jr. Hoarvey*

Grantor or Agent

Subscribed and sworn to before me this 10th day of April, 1997.

Notary Public: *[Signature]*

OFFICIAL SEAL
Ann T. Trombino
Notary Public, State of Illinois
My Commission Expires 02/02/00

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated April 10, 1997

Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before me this 10th day of April, 1997.

Notary Public: *[Signature]*

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

OFFICIAL SEAL
GILDA VAHDANI AMINI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 05/15/00

97256237

UNOFFICIAL COPY

Property of Cook County Clerk's Office