

# UNOFFICIAL COPY

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7042/0005 5/ 001 Page 1 of 16  
1998-04-23 11:25:23  
Cook County Register 25.00

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor

AMERICAN FREIGHTWAYS CORPORATION,

an Arkansas corporation duly authorized to transact business in the State of Illinois (the "Grantor"), for and in consideration of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to the authority given by the Board of Directors of the Grantor, CONVEYS AND WARRANTS TO

AAA COOPER TRANSPORTATION, an Alabama corporation (the "Grantee"),

whose address is

Post Office Box 6827  
Dothan, Alabama 36302

all interest in the following described real estate, and all improvements thereon (the "Property") situated in the County of Cook, in the State of Illinois, to wit:

### PARCEL 1:

A part of the northeast 1/4 of Section 27, Township 38 North, Range 13, east of the third principal meridian, which part is more particularly described as follows:

Beginning at the point of intersection of the east line of the west 3018.00 feet (measured perpendicularly) of said Section 27 with a straight line hereinafter referred to as "Line A," which extends east from a point on the west line of said Section 27 which is 644.66 feet south from the northwest corner of the south 1/2 of said Section to a point on the east line of said Section 27 which is 619.17 feet south from the northeast corner of said south 1/2; thence north along said east line of the west 3018.00 feet, a distance of 1967.00 feet to the point of beginning; thence east along a line 1967.00 feet north of and parallel to said Line A, a distance of 498.00 feet; thence north along the east line of the west 3516 feet (measured perpendicularly) of said

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Section 27, a distance of 682.73 feet more or less to its intersection with a straight line extending south eastwardly from a point on the north and south center line of said Section 27 which is 401.70 feet (measured along said center line) south from the north line of said Section 27 to a point on the east line of said Section 27 which is 1145.00 feet south from the northeast corner thereof; thence northwesterly along said last described straight line, a distance of 518.21 feet more or less to its intersection with said east line of the west 3018.00 feet of Section 27; thence south along said east line of the west 3018.00 feet, a distance of 826.03 feet to the point of beginning.

### PARCEL 2:

Easement for the benefit of Parcel 1, as described above, as created by grant from Chicago Industrial District, Inc., a corporation of Illinois to Smith's Terminal Corporation dated November 1, 1971 and recorded December 21, 1971 as document 21755137, from Sweetheart Cup Corporation, a corporation of Maryland to Chicago Industrial District, Inc., a corporation of Illinois dated August 14, 1966 and recorded October 18, 1966 as document 19972008 and amended by grant recorded October 31, 1966 as document 19982474 and amended by instrument dated June 28, 1967 and recorded August 28, 1967 as document 20242883 grant from Northwest Cone Company, a corporation of Maryland to Chicago Industrial District, Inc., a corporation of Illinois dated December 20, 1966 and recorded December 27, 1966 as document 20029724 in deeds from U.S.A. to Chicago Industrial District, Inc., dated April 3, 1962 and recorded April 18, 1962 as document 18451804 and dated April 3, 1964 and recorded April 27, 1964 as document 19109916 and modified by instruments recorded as documents 18664329 and 19514594 granting,



A perpetual, non-exclusive easement for ingress and egress for pedestrian and vehicular traffic, ~~including~~ over and upon the following described property:

A part of the north three quarters of Section 27, Township 38 North, Range 13, east of the third principal meridian, in Cook County, Illinois which part is more particularly described as follows:

Beginning at the intersection of a straight line hereinafter referred to as Line "A", which extends east from a point on the west line of said

15,750.00

M.B.

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
REAL ESTATE TRANSACTIONS  
11/22/10

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
REAL ESTATE TRANSACTIONS  
11/22/10  
900.00

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
REAL ESTATE TRANSACTIONS  
11/22/10  
150.00

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Section 27, which is 644.66 feet south from the northwest corner of the south half of said section to a point on the east line of said Section 27, which is 619.17 feet south from the northeast corner of said south half with the east line of the west 50.00 feet of said Section 27, and running thence east along said Line "A", a distance of 2434.00 feet to the east line of the west 2484.00 feet (measured perpendicularly) of said Section 27 for the Point of Beginning; thence south along said east line of the west 2484.00 feet of Section 27, a distance of 595.98 feet; thence west along a line 104.50 feet north of and parallel to the south line of the north half of the south half of said Section 27, a distance of 1669.00 feet to a point in the east line of the land heretofore dedicated for a public street by a plat recorded in the Recorder's Office of Cook County, Illinois as document 13112543; thence south along said east line of the land dedicated for street by document 13112543 which line is 815.00 feet east of and parallel to said west line of Section 27, a distance of 62.00 feet, thence east along a line 42.50 feet north of and parallel to said south line of the north half of the south half of Section 27, a distance of 3674.19 feet to a point in the west line of the land heretofore dedicated for a public street by a plat recorded in the Recorder's Office of Cook County, Illinois as document 13112544; thence north along said west line of the land dedicated for street by document 13112544 which line is 820.00 feet west of and parallel to said east line of Section 27, a distance of 62.00 feet; thence west along said line 104.50 feet north of and parallel to the south line of the north half of the south half of Section 27, a distance of 1960.07 feet to the east line of the west 2529.00 feet of said Section 27; thence north along said east line of the west 2529.00 feet of Section 27, a distance of 572.13 feet to a point on a line 24 feet south of and parallel to said Line "A"; thence east along a line 24.00 feet south of and parallel to said line, a distance of 2756.40 feet more or less to the west line of the property conveyed as Parcel 2 to the Department of Public Works and Buildings State of Illinois, by deed recorded August 20, 1965 as document 19563728; thence north along said west line of the property conveyed to the Department of Public Works and Buildings, State of Illinois, by document 19563728, a distance of 74.00 feet; thence west along a line 50.00 feet north of and parallel to said line, a distance of 1704.53 feet more or less to the east line of the west 3536.00 feet of said Section 27; thence north along said east line of the west 3536.00 feet of Section 27, a distance of 14.00 feet; thence west along a line 64.00 feet north of and parallel to said line, a distance of 1007.00 feet; thence north along said east line of the west 2529.00 feet of Section 27, a distance of 1891.00 feet; thence east along a line 1955.00 feet

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
A \* \* \* \* \*  
1965

Recorder's Office

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north of and parallel to said Line "A", a distance of 987.00 feet; thence north along the east line of the west 3516.00 feet of Section 27, a distance of 12.00 feet; thence west along a line 1967.00 feet north of and parallel to said Line "A", a distance of 498.00 feet; thence north along the east line of the west 3018.00 feet of Section 27, a distance of 13.00 feet; thence west along a line 1980.00 feet north of and parallel to said Line "A", a distance of 489.00 feet; thence north along said east line of the west 2529.00 feet of Section 27, a distance of 743.50 feet; thence west along a line 2723.50 feet north of and parallel to said Line "A", a distance of 2308.56 feet to a point of curve which is 220.44 feet east of said west line of Section 27; thence along a curved line with a radius of 102.75 feet and concave to the southeast, a distance of 62.77 feet to a point of tangency; thence southwesterly along a straight line which makes an angle of 35°00' with the last described straight line extended, a distance of 73.13 feet to a point of curve; thence along a curved line with a radius of 57.37 feet and concave to the northwest, a distance of 35.35 feet to a point of tangency which point of tangency is on a line 2652.50 feet north of and parallel to said line; thence west along a line 2652.50 feet north of and parallel to Line "A", a distance of 18.40 feet to a point in a line 50.00 feet east of and parallel to said west line of Section 27; thence south along said line 50.00 feet east of and parallel to the west line of Section 27, a distance of 19.00 feet to a point 3125.93 feet north of the point of intersection of the east line of Cicero Avenue with the northerly line of West 77th Street as recorded July 23, 1943, as document 13112543; thence east along a line 2633.50 feet north of and parallel to said Line "A", a distance of 10.00 feet; thence south along the east line of the property conveyed by Parcel 1 to the Department of Public Works and Buildings, State of Illinois, by deed recorded August 20, 1965 as document 19563728, a distance of 21.00 feet; thence east along a line 2612.50 feet north of and parallel to said Line "A", a distance of 8.40 feet to a point of curve which is 68.40 feet east of said west line of Section 27; thence along a curved line with a radius of 97.875 feet and concave to the northwest, a distance of 59.79 feet to a point of tangency; thence northeasterly along a straight line which makes an angle of 35°00' with the last described line extended, a distance of 73.13 feet to a point of curve; thence along a curved line with a radius of 62.75 feet and concave to the southeast, a distance of 38.33 feet to a point of tangency which point of tangency is 2683.50 feet north of said Line "A" and 220.44 feet east of said west line of Section 27; thence east along a line 2683.50 feet north of and parallel to said line, a distance of 2263.56 feet; thence south along said east line of the west 2484.00

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11/11/2013

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feet of Section 27, a distance of 2683.50 feet to the Point of Beginning, all in Cook County, Illinois.

Permanent Real Estate Index No.: 19-27-100-040-0000

Address of the Property: 4300 West 72<sup>nd</sup> Street  
Chicago, Illinois

Subject to the following (all documents referred to below appear of record in the office of the Recorder of Deeds of Cook County, Illinois):

**EASEMENTS AFFECTING PARCEL 1:**

1. Easement created by instrument dated October 23, 1967 and recorded March 29, 1968 as document 20435571.
2. Easement in favor of the United States of America, acting by and through the administrator of general services and its assigns, created by quit claim deed from the United States of America to Chicago Industrial District, Inc., dated April 23, 1964 and recorded April 27, 1964 as instrument 19109916.
3. Easement in favor of Commonwealth Edison Company created by instrument dated November 1, 1954 and recorded October 24, 1955 as document 16400391.

**EASEMENTS AFFECTING PARCEL 2:**

1. Easement in favor of the Peoples Gas Light and Coke Company, a corporation of Illinois, created by instrument dated December 3, 1965 and recorded January 17, 1966 as document 19712590 by instrument dated December 3, 1965 and recorded January 17, 1966 as document 19712591 by instrument recorded February 25, 1964 as document 19056138 by instrument dated October 30, 1963 and recorded November 8, 1963 as document 18966684 and amended by instrument dated January 10, 1967 and recorded January 11, 1967 as document 20040865, dated January 24, 1966 and recorded February 7, 1966 as document 19732107 by instrument dated August 18, 1967 and recorded September 25, 1967 as document 20269835.
2. Easement in favor of the Commonwealth Edison Company, a corporation of Illinois, created by instrument dated November 26, 1963 and recorded December 6, 1963 as document 18993218 by

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instrument dated March 4, 1965 and recorded March 5, 1965 as document 19398923 by instrument dated June 16, 1953 and recorded October 24, 1955 as document 16400390 by instrument dated July 22, 1966 and recorded July 27, 1966 as document 19898629 and rerecorded October 21, 1966 as document 19975244 by instrument dated June 23, 1966 and recorded July 27, 1966 as document 19898628 by instrument dated April 29, 1968 and recorded May 7, 1968 as document 20483904 by instrument dated July 11, 1968 and recorded July 25, 1968 as document 20552404 and by instrument dated October 22, 1969 and recorded November 10, 1969 as document 21008812.

3. Reservation of easements contained in Warranty Deed dated December 20, 1966 and recorded December 27, 1966 as document 20029722 from the Chicago Industrial District, Inc. a corporation of Illinois, to Northwest Cone Company, a corporation of Maryland.
4. Agreement dated November 28, 1966 and recorded December 27, 1966 as document 20029725 between Chicago Industrial District, Inc. and Northwest Cone Company, a corporation of Maryland.
5. Easements reserved in quit claim from the United States of America to Chicago Industrial District, Inc., a corporation of Illinois, dated April 23, 1964 and recorded April 27, 1964 as document 19109916.
6. Agreement dated October 28, 1963 and recorded February 16, 1965 as document 19384220 by and between Chicago Industrial District Inc., a corporation of Illinois, and Freightways Terminal Company, a corporation of Nevada.
7. Easement and right of way created by instrument made by Chicago Industrial District, Inc., a corporation of Illinois, to the Sweets Company of America, Inc., a corporation of Virginia, dated March 24, 1966 and recorded April 15, 1966 as document 19797039.
8. Agreement between Chicago Industrial District, a corporation of Illinois, and Sweetheart Cup Corporation, a corporation of Maryland, dated October 17, 1966 and recorded October 18, 1966 as document 19972009.
9. Reservation contained in warranty deed from Chicago Industrial District, a corporation of Illinois, to Sweetheart Cup Corporation, a

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corporation of Maryland, dated October 14, 1966 and recorded October 13, 1966 as document 19972007.

10. Agreement between Sweetheart Cup Corporation, a corporation of Maryland, and Chicago Industrial District, Inc., a corporation of Illinois, dated August 14, 1966 and recorded October 18, 1966 as document 19972008, and amended by agreement dated August 14, 1966 and recorded October 31, 1966 as document 19982474.
11. Easement in favor of the Commonwealth Edison Company, a corporation of Illinois, and the Illinois Bell Telephone Company, a corporation of Illinois, created by instrument dated April 19, 1967 and recorded May 16, 1967 as document 20138048 by instrument dated April 19, 1967 and recorded May 16, 1967 as document 20138049 by instrument dated June 29, 1967 and recorded August 3, 1967 as document 20217755 by instrument dated June 23, 1967 recorded August 9, 1967 as document 20223784, dated July 13, 1967 and recorded August 9, 1967 as document 20223785.
12. Easement in favor of the Illinois Bell Telephone Company, a corporation of Illinois, created by instrument dated February 13, 1969 and recorded March 6, 1969 as document 20774286.
13. Easement in favor the City of Chicago, a municipal corporation, created by instruments dated March 14, 1968 and recorded May 14, 1969 as documents 20840173, 20840174 and 20840175, and by instrument dated April 9, 1968 and recorded May 14, 1969 as document 20840177.
14. Easement made by Smith's Terminals Corporation, a corporation of Virginia, to the Peoples Gas Light and Coke Company, a corporation of Illinois, recorded July 7, 1976 as document 23549107.
15. Easement made by Sweetheart Cup Corporation, a Maryland corporation, to the Peoples Gas Light and Coke Company, a corporation of Illinois, recorded October 4, 1976 as document 23660733.
16. Agreement recorded December 4, 1978 as document 24748418 made by and between the Equitable Life Assurance Society of the U. S., a New York corporation, and the American National Bank and Trust of Company of Chicago, a national banking association, as trustee under

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trust agreement dated October 10, 1978 and known as trust number 45058.

Grantor does hereby covenant and bind itself, and Grantor's successors and assigns, to warrant and defend all and singular the Property to Grantee, and Grantee's successors and assigns, against every person lawfully claiming, or to claim, the same, or any part thereof, when the claim is made by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, said Grantor has had its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary this 9th day of April, 1998.

ATTEST:

AMERICAN FREIGHTWAYS CORPORATION,  
an Arkansas corporation

[Signature]

By [Signature]

Its Assistant Secretary

As Vice President - Properties

[CORPORATE SEAL]

STATE OF ARKANSAS )  
:  
BOONE COUNTY )

I, the undersigned, a Notary Public, in and for the County in said State, DO HEREBY CERTIFY THAT Randall Smith personally known to me to be the Vice President of American Freightways Corporation, an Arkansas corporation, and Will Garrison

personally known to me to be the Asst. Secretary of said corporation, 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 Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, 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.

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GIVEN under my hand and official Seal, this the 9th day of  
April, 1998.

4-29-2004

My Commission Expires

Rose D. Dominica

Notary Public

Future Taxes to Grantee's Address

Return this document to:

This instrument was prepared by:  
Herbert Harold West, Jr.  
CABANISS, JOHNSTON, GARDNER,  
DUMAS & O'NEAL  
2001 Park Place North, Suite 700  
Birmingham, AL 35203  
(TEL) 205/716-5200

Herbert Harold West, Jr.  
CABANISS, JOHNSTON, GARDNER  
DUMAS & O'NEAL  
2001 Park Place North, Suite 700  
Birmingham, AL 35203  
(TEL) 205/716-5200

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Subject:

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS  
COUNTY OF COOK } SS.

RANDALL R. SMITH, V.P. - PROPERTIES, being duly sworn on oath, states that  
it resides at 2200 FORWARD DR., HARRISON, AR 72601. 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.

AMERICAN FREIGHTWAYS CORPORATION

By:

Its:

SUBSCRIBED and SWORN to before me

this 8th day of April, 19 98.

Rose D. Dominico

Notary Public

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