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1999-07-06 09:56:31
Cook County Recorder 27.50



AFTER RECORDING, RETURN THIS INSTRUMENT TO:

ALL RITE SHEET METAL INC
2950 N. COMMERCE ST
FRANKLIN PARK, IL 60131

THIS DOCUMENT WAS PREPARED BY:

Wisconsin Central Ltd.
Real Estate Department
6250 N. River Road
Rosemont, Illinois 60018

Above Space for Recorder's Use Only

QUITCLAIM DEED

THIS INDENTURE Witnesseth that the Grantor, the WISCONSIN CENTRAL LTD., an Illinois corporation, of 6250 N. River Road, Rosemont, Illinois, 60018, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, hereby Conveys and Quitclaims to the Grantee, F&M BUILDING PARTNERSHIP, of 2950 North Commerce Street, Franklin Park, Illinois, 60131, all its right, title, interest and claim in and to the following described lands and property situated in the County of Cook and State of Illinois to wit:

A parcel of land located in the East Half of the Northwest Quarter of Section 27, Township 40 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, being a portion of Lots 9, 10, and 11, WEEK'S SUBDIVISION of Block's 1, 2, and 3 (except the South 66 feet of Block 3), all of Blocks 11, 12, and 13 West of the railroad, the South 476.1 feet of Block 4, and the South 398 feet, West of the railroad, of Block 10 in River Park, as Recorded on January 18, 1890, in

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Book 36, Page 46, Document No. 1211288, said parcel of land more particularly described as follows:

Beginning at a point marking the Northeast corner of said Lot 9; thence Southerly along the East line of said Lot 9 a distance of 50 feet; thence Westerly at right angles a distance of 25 feet to a point on the West line of said Lot 9; thence Southerly along the West line of said Lot 9 a distance of 50 feet; thence Westerly at right angles a distance of 25 feet to a point on the West line of said Lot 10; thence Southerly along the West line of said Lot 10 a distance of 25 feet to a point marking the Southwest corner of said Lot 10; thence Westerly along the South line of said Lot 11 a distance of 25 feet to a point marking the Southwest corner of said Lot 11; thence Northerly along the West line of said Lot 11 a distance of 78 feet, more or less, to a point on a line parallel and/or concentric with and 10 feet normally distant Southeasterly from the centerline of the existing railroad track of Wisconsin Central Ltd.; thence Northeasterly along the last said parallel and/or concentric line a distance of 66 feet, more or less, to a point on the North line of said Lot 10; thence Easterly along the North line of said Lot 10 and said Lot 9, a distance of 26 feet, more or less, to the point of beginning. Containing 0.13 acres, more or less.

Also, all right, title and interest of the Grantor, if any, in and to the North Half of the vacated 16 foot wide alley lying adjacent to and Southerly of said Lot 11.

Grantee covenants and agrees to maintain a five (5) foot tall chain link fence, which Grantee owns, currently located along the trackside sale boundary of the premises herein conveyed, until such time as Grantor has abandoned its rail operations along property adjacent to the premises herein conveyed.

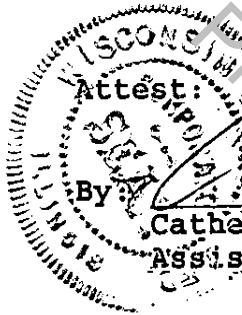
Grantor reserves for itself, its successors and assigns an easement for the continued use, operation and maintenance of all existing driveways, roads, conduits, sewers, water lines, gas lines, pipelines, electric power lines, fiber optic lines, wirelines, pole lines and all other utilities, including but not limited to all railroad facilities located on, over, across and under the premises herein conveyed, together with all reasonable right of access thereto whether or not of record and by whomsoever owned.

Grantee agrees to pay the cost of all documentary stamps, deed or real estate transfer or transaction taxes required by law, and all other costs or fees necessary to the recording of the deed. Grantee further agrees to hold Grantor harmless from any liability therefor imposed by law on Grantor.

IN WITNESS WHEREOF, WISCONSIN CENTRAL LTD., the Grantor, has caused these presents to be signed by Thomas F. Power, Jr., its Executive Vice President and Chief Financial Officer, and its corporate seal, duly attested by Catherine D. Aldana, its Assistant Secretary to be hereunto affixed, they being thereunto duly authorized this 24th day of February, 1999.

WISCONSIN CENTRAL LTD.

By: *TF Power Jr.*
Thomas F. Power, Jr.
Executive Vice President and
Chief Financial Officer



Attest: *Catherine D. Aldana*
Catherine D. Aldana
Assistant Secretary

CLERK OF COOK COUNTY CLERK'S OFFICE

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Arthur L. Spiros, a Notary Public in and for the County of Cook, State of Illinois, Do Hereby Certify that Thomas F. Power, Jr., personally known to me to be the Executive Vice President and Chief Financial Officer of WISCONSIN CENTRAL LTD., an Illinois Corporation and Catherine D. Aldana, personally known to me to be the Assistant 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 under oath that as such Executive Vice President and Chief Financial Officer and Assistant Secretary, they signed and delivered the said instrument as Executive Vice President and Chief Financial Officer 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.

Given under my hand and seal this 24th day of February, 1999.



By: Arthur L. Spiros
Arthur L. Spiros
Notary Public

Property Address: Vacant land, no address assigned

Permanent Real Estate Tax Number: Part of 12-27-117-023

This deed does not violate the Plat Act by reason of Provision No. 6 as exempt listed in Chap. 109, Paragraph 1-b.