

Contract No. GS-05U(R)-312

QUITCLAIM DEED

THIS INDENTURE, made the 15th day of June, 1964,

WITNESSETH:

THAT, the Grantor, the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, under and pursuant to the powers and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949, 63 Stat. 377, as amended, and regulations and orders promulgated thereunder, for and in consideration of the sum of ONE HUNDRED EIGHTY THOUSAND DOLLARS (\$180,000.00), as hereinafter set forth, hereby CONVEYS and QUITCLAIMS, without representation or warranty, unto MERLIN KARLOCK of R. R. #1, Momence, Illinois, and FRANK MOSCICKIS of 8845 South Halsted Street, Chicago, Illinois, the following described property situate in the County of Will, State of Illinois, and described as follows, to-wit:

Tract No. 2A

The North Half (N $\frac{1}{2}$) of the North West Quarter (NW $\frac{1}{4}$) of Section 27 (excepting therefrom the North 12 rods of the west 20 rods thereof) in Township 34 north, Range 9 east of the third principal meridian;

ALSO

The East Half (E $\frac{1}{2}$) Section 27 Excepting that part of the northeast quarter (NE $\frac{1}{4}$) bounded as beginning at the northeast corner of said Section 27; thence south on the east line of said Section, 21 and 80/100 chains to a stone, running thence west parallel to the north line of said Section, 15 and 65/100 chains to a stone on the east line of the right of way of The Chicago and Alton Railroad Company, running thence north 21 degrees and 40 minutes east on the east line of said right of way, 23 and 18/100 chains to an iron bolt planted on the north line of said section and thence east on said north line 7 and 75/100 chains to the point of beginning; Also excepting therefrom that part of the north half (N $\frac{1}{2}$) of the said Northeast Quarter (NE $\frac{1}{4}$) of said Section 27 bounded as follows: Beginning at the northwest corner of said northeast quarter (NE $\frac{1}{4}$); thence east 1512.3 feet to the point of beginning; running thence east 265.6 feet; thence south 18 degrees 50 minutes west

REVENUE STAMPS TO BE
AFFIXED AFTER RECORDING

128 feet; thence south 71 degrees 23 minutes west 116.6 feet; thence south 77 degrees 17 minutes west 117.5 feet; thence north at right angles to the north line of said section 27, 185.5 feet to the point of beginning; ALSO excepting therefrom the south west quarter of the south east quarter of said section 27; and ALSO EXCEPTING therefrom those parts now owned by the Chicago and Alton Railroad and also the Atchison, Topeka and Santa Fe Railway Company; and Also Excepting therefrom the east 200 feet of said section; all in Township 34 north, range 9 east of the Third Principal Meridian; containing 295.36 acres, more or less, in the County of Will, State of Illinois;

ALSO

That part of the northeast quarter of section 27, Township 34 north, range 9 east of the Third Principal Meridian, described as follows: Beginning at the northeast corner of section 27 aforesaid; running thence south on the east line of said section 21.80 chains to a stone; thence west parallel to the north line of said section 15.65 chains to a stone on the east line of the right-of-way of the Chicago and Alton Railroad Company; running thence north 21 degrees 40 minutes east on the east line of said right-of-way 23.18 chains to an iron bolt planted on the north line of said Section and thence east on said north line 7.75 chains to the place of beginning, except from the above described premises the east 200 feet thereof, in the County of Will, State of Illinois, containing 18.90 acres, more or less;

ALSO

That part of the north half of the north east quarter of Section 27, Township 34 north, range 9, east of the third principal meridian, described as follows: Beginning at the north west corner of said north east quarter of section 27, thence east 1512.3 feet to the place of beginning; thence east 265.6 feet; thence south 18 degrees 50 minutes west parallel with and 16 feet distant from the westerly line of property owned by the Alton Railroad Company 128 feet; thence south 71 degrees 23 minutes west 116.6 feet; thence south 77 degrees 17 minutes west 117.3 feet; thence north at right angles to the north line of said section 27, 185.5 feet to the place of beginning, in the County of Will, State of Illinois.

The south half of the north west quarter of section 27; the south west quarter of section 27, and the south west quarter of the south east quarter of section 27, all in Township 34 north, range 9, east of the third principal meridian, excepting therefrom the right-of-way of the Atchison, Topeka and Santa Fe Railway Company and the Chicago and Alton Railway Company, in the Township of Channahon, County of Will, State of Illinois;

ALSO

The north 12 rods of the west 20 rods of the west half (W $\frac{1}{2}$) of the north west quarter (NW $\frac{1}{4}$) of section 27, Township 34 north, range 9 east of the third principal meridian, in Will County, Illinois;

ALSO

A strip of land 100 feet wide along the westerly side of and adjoining the westerly right-of-way line of the Atchison, Topeka and Santa Fe Railway Company (formerly the Chicago, St. Louis and Western Railroad Company) in the north east $\frac{1}{4}$ of Section 27, Township 34 north, range 9 east of the Third Principal Meridian, Will County, Illinois, more particularly described as follows:

Beginning at a point on the north line of said section 27, 216 feet at right angles from the centerline of main track of The Alton Railroad Company; thence southwesterly parallel with and 216 feet normally distant from the said centerline of main track of the Alton Railroad Company, a distance of 1036.7 feet; thence east to a point in the westerly right-of-way line of the Atchison, Topeka and Santa Fe Railway Company, said point being 116 feet at right angles from the said centerline of main track of The Alton Railroad Company; thence northeasterly, parallel with and 116 feet normally distant from the said centerline of main track of The Alton Railroad Company to the north line of said section 27; thence west to the place of beginning;

ALSO

Tract No. 2B

The northwest quarter (NW $\frac{1}{4}$) of section 34; the southwest quarter (SW $\frac{1}{4}$) of said Section 34, Except the east 40 acres thereof; and also the west (W $\frac{1}{2}$) of the northeast quarter (NE $\frac{1}{4}$) of said section 34 Except the east 165 feet thereof; and further excepting the west 825 feet of the east 990 feet of the south 495 feet of the west half (W $\frac{1}{2}$) of the northeast quarter of said section 34; and further excepting from the above described premises those parts conveyed to the Chicago and Illinois River Railroad Company (now Chicago and Alton Railroad Company) and the Chicago, St. Louis and Western Railroad Company (now Atchison, Topeka and Santa Fe Railroad Company), in the County of Will, State of Illinois.

Together with all and singular the hereditaments and appurtenances thereunto belonging; subject to and reserving, however, the following:

Subject to all existing easements, reservations, licenses, and permits, recorded or unrecorded, for public roads, rights of way, public utilities, power and pipe lines, railroads, artesian wells, water lines, drainage rights and flowage rights.

The Grantor reserves for itself and its assigns all Government-owned railroad lines, if any, on the said land including, without limiting the generality of the foregoing, an easement 200 feet wide for a Government spur track located in the northeast quarter of the aforesaid Section 27.

The Grantor reserves for itself and its assigns, an easement 200 feet in width for the use and operation of an existing 42 inch water line located adjacent to and parallel with the south line of Section 34, Town 34 north, range 9 east of the Third Principal Meridian.

The Grantor retains and reserves for itself and its assigns the ownership of Deep Well No. 4 located in the southwest quarter of said Section 34 adjacent to the aforesaid 42 inch water line.

The Grantor reserves for itself and its assigns an easement 200 feet in width, operation, repair and replacement of an existing 6900 volt electric power and communication line located adjacent to and parallel with the south line of Section 34, Town 34 north, range 9 east of the Third Principal Meridian.

The Grantor reserves for itself and its assigns an easement 66 feet wide for ingress and egress along Drummond Road along the northerly edge of the above described property being 33 feet on each side of the center line of said Drummond Road and an easement 66 feet wide for ingress and egress along Blodgett Road along the southerly edge of the above described property being 33 feet on each side of the center line of the said Blodgett Road.

The above described property is conveyed subject to the following:

A lease to Thomas J. O'Brien, expiring February 28, 1965, being Lease No. DA-11-032-Eng-8125, covering a portion of the aforesaid Tract No. 2A, known as Agricultural Tract No. AL37 (345 acres).

A lease to Frank McArdle, expiring February 29, 1964, being Lease No. DA-11-032-Eng-9409, covering a portion of Tract No. 2B, being Agricultural Tract No. AL42 (188 acres).

Said leases provide that all fencing and temporary structures erected by the lessees without cost to the Government shall remain the personal property of the lessees to be removed within 20 days after the termination of the said leases.

By acceptance of this conveyance, the Grantees covenant that where property hereby conveyed is adjacent to new installation

boundaries of the Joliet Arsenal property, they will construct new FE-1 type 5-strand barbed wire fences along the newly established severing lines and that they will erect steel gates 14 feet wide and 5 feet high covered with woven wire fencing across rights of ways reserved to the Government for access roads; this requirement will not be applicable where new boundaries fall along roads or existing FE-6 security fences; and the Grantees further covenant that where boundary severance lines fall along existing FE-6 security fences, the new boundary shall be established so as to provide a clear zone 200 feet outside of this security fence. The Grantees also covenant that where the above described property is traversed by railroad lines or spur tracks the Grantees will erect FE-1 type 5-strand barbed wire fences on both sides of the railroad rights of way.

Said property was duly declared surplus and assigned to the Administrator of General Services for disposal pursuant to the powers and authority contained in the provisions of the above-cited Property Act and applicable orders and regulations issued thereunder.

The aforesaid consideration of \$180,000.00 has been paid as follows: the sum of \$36,000.00 in cash, the receipt of which is hereby acknowledged, and the balance evidenced by a Note in the sum of \$144,000.00 executed and delivered by the Grantees, bearing even date herewith, for the said sum of \$144,000.00, payable to the order of the United States of America, at the office of the General Services Administration, Chicago, Illinois, over a period of ten (10) years in forty equal quarter annual installments of \$3,600.00 each quarter, together with interest on the balance remaining from time to time unpaid at the rate of five percent (5%)

per annum, also payable quarter-annually, the first such installment of principal and interest becoming due and payable three months from date, payment of which Note is secured by a Purchase Money Mortgage, mortgaging the property hereinabove described.

IN WITNESS WHEREOF, the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, has caused these presents to be duly executed for and in its name and behalf by Dominic A. Tesauro, Regional Administrator, General Services Administration, Chicago, Illinois, who has this 15th day of June, 1964, hereunto set his hand and seal.

Witnesses:

Hugh H. Brister
Hugh H. Brister
Frederick R. Axley
Frederick R. Axley

UNITED STATES OF AMERICA
Acting by and through the
Administrator of General Services

By: *Dominic A. Tesauro* (SEAL)
Dominic A. Tesauro
Regional Administrator
General Services Administration
Chicago, Illinois

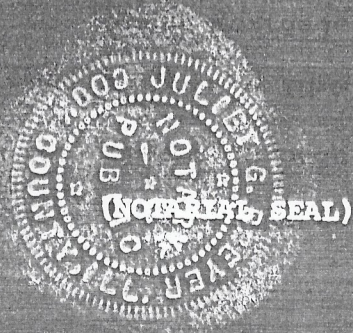
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Juliet G. Breyer, a Notary Public, in and for the County and State aforesaid, do hereby certify that Dominic A. Tesauro, personally known to me to be the Regional Administrator, General Services Administration, Chicago, Illinois, appeared before me this day in person and acknowledged that he, being thereunto duly authorized, signed and delivered the said instrument as the free and voluntary act and deed of the United States of America, the Administrator of General Services, and his own free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15th day of June, 1964.

Juliet G. Breyer
Juliet G. Breyer - Notary Public

My Commission Expires: 2-12-66




C E R T I F I C A T E

I, Hugh H. Brister, Certifying Attorney, General Services Administration, Region 5, Chicago, Illinois, do hereby certify that authority for conducting the business of General Services Administration, Region 5, has been delegated to the Regional Administrator by the Administrator of General Services pursuant to the authority vested in said Administrator by the Federal Property and Administrative Services Act of 1949, Public Law 152, 81st Congress, approved June 30, 1949, and other applicable laws and regulations promulgated thereunder.

I further certify that Dominic A. Tesauro was appointed Regional Administrator, General Services Administration, Region 5, Chicago, Illinois, effective as of October 30, 1961, by order of the Administrator of General Services dated October 25, 1961, and that as of this date Dominic A. Tesauro is the Regional Administrator as aforesaid.

Dated at Chicago, Illinois, this 15th day of

June, 1964.


Hugh H. Brister
Certifying Attorney
General Services Administration
Region 5
Chicago, Illinois

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Robert L. Spritzer

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CHICAGO TITLE AND TRUST COMPANY

Myron T. Domberg
111 W. Washington

CHICAGO TITLE AND TRUST COMPANY