

Contract No. GS-05U(R)-263

QUITCLAIM DEED

THIS INSTRUMENT 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 unto the Grantees, ABE ARONIN, a single man, whose address is 410 North Raynor Avenue, Joliet, Illinois, an undivided one half interest, and unto PRAIRIE CREEK FARMS, INC., a corporation incorporated in the State of Delaware, and having its address at 600 Entrance Avenue, Kankakee, Illinois, an undivided one half interest in and to the property being situate in the County of Will, State of Illinois, and described as follows, to-wit:

That part of the North East Quarter of Section 30, Township 34 North, Range 10 East of the Third Principal Meridian, lying South and East of the highway running in a Southwest-erly direction in said section and known as Joliet Road from the road known as Drummond Road along the Northerly line of said section. Also the North Half of the South East Quarter of said Section 30, Excepting however from said parcels the following described real estate, to-wit:

Commencing at the intersection of the South line of the Road or Highway, known as Mississippi Avenue, and the Village Limits of the Village of Elwood, Illinois, thence Westerly along the south line of the said Highway, being the extension of Mississippi Avenue from the Village of Elwood, 210 feet, thence Southerly on a line parallel with the Village Limits of the said Village of Elwood 400 feet, thence Easterly on a line parallel with the South line of the Highway aforesaid 210 feet to the Village Limits of the Village of Elwood, thence Northerly along the Village Limits of the Village of Elwood 400 feet to the place of beginning;



ALSO

That Part of the North West Quarter of Section 30 aforesaid, lying East of the Highway known as Joliet Road;

ALSO

Lot 1 of the Subdivision of the South West Quarter of Section 30 aforesaid;

ALSO

Lot 3 in the Assessor's Subdivision of the South West Quarter of Section 30, Township 34 North, Range 10, East of the Third Principal Meridian, except that part of said Lot 3 conveyed by Warranty Deed dated September 11, 1916, and recorded September 13, 1916, as Document 298305 in Book 524, Page 36, in Will County, Illinois;

ALSO

That part of Lot three (3) of and in the Assessor's Subdivision of the South West Quarter of Section Thirty (30), Township Thirty-Four (34) North, Range Ten (10) East of the Third Principal Meridian, bounded as follows:

Commencing at a point on the East line of said Lot Three (3), 119 feet South of the North East Corner of said Lot Three (3); running thence North to the North East corner of said Lot Three (3); running thence Westerly along the North line of said Lot Three (3), as said line is extended, to the center line of the highway lying on the West side of said Lot Three (3) and commonly known as Joliet Road; running thence South Westerly along the center line of said highway, a distance of seventy (70) feet; thence Easterly two hundred twenty-two (222) feet to a point one hundred nineteen (119) feet South of the North line of said Lot Three (3); thence Easterly to the place of beginning; in the County of Will, State of Illinois;

ALSO

That part of the Southwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 10 East of the Third Principal Meridian lying Northwesterly of the right-of-way of the Chicago and Alton Railroad (now Gulf Mobile and Ohio Railroad Company);

ALSO

That part of the East half of the Southwest Quarter of Section 30, in Township and Range aforesaid, described as follows:

Commencing at a point 52 rods North of the Southeast corner of the Southwest Quarter of said Section 30; thence running North about 35 rods to a point; thence

West 40 rods to the centerline of a road known as Joliet Road; thence Southwesterly along the centerline of said road 35 rods; thence East 44 rods to the point of beginning;

ALSO

That part of the South half of the Southeast Quarter of Section 30, in Township and Range aforesaid, lying Northwesterly of the right-of-way of the Alton Railroad Company (now Gulf Mobile and Ohio Railroad Company);

ALSO

That part of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 10 East of the Third Principal Meridian, which lies Northwesterly of the Westerly right-of-way line of the Chicago and Alton Railroad (now Gulf Mobile and Ohio Railroad Company); excepting therefrom the North 100 feet of the Southwest Quarter of said Section 29, in the County of Will, State of Illinois;

EXCEPTING from the foregoing described property a strip of land 66 feet wide lying 33 feet on each side of the centerline of the road, now vacated, known as Joliet Road running from the road known as Drummond Road to the road known as Hof Road; and a strip of land 100 feet wide lying 50 feet on each side of the centerline of the road, now vacated, known as Hof Road, running east from the said Joliet Road to U. S. Route 66A.

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

Grantor reserves for itself and its assigns all Government owned railroad lines and spur track on the said land together with an easement two hundred feet in width as located in Section 30 for use and operation of said track.

The Grantor reserves for itself and its assigns an easement for a pole line for a street lighting electrical circuit along the north side of Hof Road.

The property hereby conveyed is subject to the terms of the following leases:

DA-11-032-Eng-8081 - lease to A. I. Book, expiring 2-28-70, Agricultural Tract No. AL-15, KNK (208 acres).

DA-11-032-Eng-8118 - lease to Robert Eaton, expiring 2-28-70, Agricultural Tract No. AL-16, KNK (142 acres).

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 leases.

The Grantees covenant that where the property hereby conveyed is adjacent to new boundaries of Joliet Arsenal property, they will construct new FE-1 type, five-strand, barbed wire fence along the newly established severing lines and that they will erect steel gates fourteen feet wide and five feet high covered with woven wire fencing across rights of way reserved to the Government for access roads.

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, 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 4th day of March, 1964, hereunto set his hand and seal.

UNITED STATES OF AMERICA

Acting by and through the Administrator of General Services

Witnesses:

*Hugh H. Brister*  
Hugh H. Brister

*Frederick R. Axley*  
Frederick R. Axley

By: *Dominic A. Tesauro* (SEAL)

Dominic A. Tesauro  
Regional Administrator  
General Services Administration  
Chicago, Illinois

STATE OF ILLINOIS )

COUNTY OF COOK )

SS:

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.

of March, 1964. GIVEN under my hand and notarial seal this 4th day



*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

138

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 4th day of March, 1964.

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

Filed for Record in Recorders Office  
of Will County, Illinois

MAR 5 1964 11:37 AM



Book 2086 Page 133

1450  
Mail del. to:  
Apt. W. W. State  
68 N. Chicago  
West, Illinois

Mail this bill to:

Abbe Avenue,  
Peters Creek Farms, Inc.  
139 E. Van Buren  
West, Illinois

Note: I have making top  
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completed assignments.

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