

1 AN ACT concerning civil law.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. Exchange of real estate between the State and
5 Central Station Development Corp.

6 (a) The City of Chicago desires that the State of Illinois
7 exchange certain real estate with the Central Station
8 Development Corporation or its assigns in furtherance of the
9 City's Near South Redevelopment Project Area, and the State has
10 determined that the improved real estate which will be
11 transferred to the State will be of equal or greater value than
12 the real estate owned by the State.

13 (b) Central Station Development Corp. owns the following
14 described real estate:

15 PARCEL 3: THAT PART OF THE LANDS OF THE ILLINOIS
16 CENTRAL RAILROAD COMPANY IN FRACTIONAL SECTION 22,
17 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
18 MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING ON
19 THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD AT THE
20 INTERSECTION OF SAID LINE WITH THE NORTHERLY LINE OF THE
21 23RD STREET VIADUCT, SAID NORTHERLY LINE BEING 60 FEET
22 (MEASURED PERPENDICULARLY) NORTHERLY OF AND PARALLEL WITH
23 THE CENTER LINE OF THE EXISTING STRUCTURE; THENCE NORTH
24 16°37'38" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE,
25 1500.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH
26 73°22'22" EAST PARALLEL WITH SAID NORTHERLY LINE OF THE
27 23RD STREET VIADUCT, A DISTANCE OF 34.35 FEET; THENCE
28 NORTHEASTERLY 119.35 FEET ALONG THE ARC OF A CIRCLE CONVEX
29 TO THE NORTHWEST, HAVING A RADIUS OF 333.31 FEET AND WHOSE
30 CHORD BEARS NORTH 21°58'42" EAST 118.71 FEET; THENCE NORTH
31 32°14'12" EAST 54.17 FEET; THENCE NORTHWESTERLY 111.71
32 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE EAST, HAVING A
33 RADIUS OF 5738.60 FEET AND WHOSE CHORD BEARS NORTH

1 18°37'46" WEST 111.71 FEET; THENCE NORTH 19°11'14" WEST,
2 42.93 FEET; THENCE NORTH 90°00'00" WEST, 50.32 FEET; THENCE
3 SOUTH 00°00'00" WEST, 176.86 FEET; THENCE NORTH 90°00'00"
4 WEST, 46.64 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE
5 LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY; THENCE
6 SOUTH 16°42'49" EAST, ALONG THE WESTERLY RIGHT OF WAY LINE
7 OF THE LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY,
8 76.91 FEET TO THE NORTH LINE OF VACATED EAST CULLERTON
9 STREET; THENCE SOUTH 16°37'38" EAST, ALONG THE WESTERLY
10 RIGHT OF WAY LINE OF THE LANDS OF THE ILLINOIS CENTRAL
11 RAILROAD COMPANY, AFORESAID, 64.31 FEET TO THE POINT OF
12 BEGINNING, IN COOK COUNTY, ILLINOIS. CONTAINING 23,621
13 SQUARE FEET OR 0.5423 ACRES MORE OR LESS.

14 (c) The State of Illinois owns the following described real
15 estate, which is under the control of the Department of
16 Military Affairs:

17 PARCEL 1: LOTS 15, 16 AND 17 AND THAT PART OF LOT 18 IN
18 BLOCK 11 OF CULVER AND OTHERS SUBDIVISION OF THE SOUTHWEST
19 QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF
20 THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT AND
21 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING ON THE
22 WESTERLY LINE OF SAID LOT 18 AT A POINT 42.01 FEET NORTH OF
23 THE NORTH LINE OF VACATED EAST CULLERTON STREET, AS
24 MEASURED ALONG THE EAST LINE OF SOUTH CALUMET AVENUE;
25 THENCE NORTH 00°04'52" WEST, ALONG THE EAST LINE OF SOUTH
26 CALUMET AVENUE, 31.64 FEET TO THE POINT OF BEGINNING;
27 THENCE NORTH 00°04'52" EAST, ALONG THE EAST LINE OF SOUTH
28 CALUMET AVENUE, 175.27 FEET TO THE NORTHWEST CORNER OF LOT
29 15, AFORESAID; THENCE SOUTH 89°59'54" EAST, ALONG THE NORTH
30 LINE OF LOT 15, AFORESAID, 53.61 FEET TO THE WESTERLY RIGHT
31 OF WAY LINE OF THE LANDS OF THE ILLINOIS CENTRAL RAILROAD
32 COMPANY; THENCE SOUTH 16°42'49" EAST, ALONG THE WESTERLY
33 RIGHT OF WAY LINE OF THE LANDS OF THE ILLINOIS CENTRAL
34 RAILROAD COMPANY, 182.99 FEET; THENCE NORTH 90°00'00"
35 WEST, 106.49 FEET TO THE POINT OF BEGINNING, IN COOK
36 COUNTY, ILLINOIS. CONTAINING 14,030 SQUARE FEET OR 0.3221

1 ACRES, MORE OR LESS.

2 (d) The Adjutant General, on behalf of the State of
3 Illinois and the Department of Military Affairs, shall convey
4 by quit claim deed all right, title, and interest of the State
5 of Illinois and the Department of Military Affairs in and to
6 the real estate described in subsection (c) to Central Station
7 Development Corp. upon Central Station Development Corp.
8 conveying by quit claim deed to the State of Illinois the fee
9 simple title in and to the real estate described in subsection
10 (b). This conveyance is contingent, however, on the following
11 conditions: Central Station Development Corporation has
12 completed all required construction of the new parking lot and
13 driveway in accordance with drawings and specifications
14 approved by the Department of Military Affairs; the Office of
15 the Attorney General has approved title to the property to be
16 conveyed to the State; Central Station Development Corporation
17 has provided a Phase I environmental report, prepared in
18 accordance with ASTM1527 standards, which documents that its
19 real estate contains no environmental conditions unacceptable
20 to the State; Central Station Development Corporation has
21 complied with all environmental requirements of the Illinois
22 Environmental Protection Agency concerning any construction
23 work done on the State's parcel; Central Station Development
24 Corporation undertakes to indemnify/hold harmless the State
25 from and against any and all damages and liabilities, including
26 any claims or penalties under CERCLA and RCRA, resulting from
27 or arising out of any environmental condition existing on the
28 State's parcel at the time of Closing or which may arise after
29 Closing; Central Station Development Corporation has ensured
30 the property it conveys to the State is properly zoned; and all
31 actions required concerning the above exchange will be
32 accomplished at no cost to the State.

33 (e) The Adjutant General shall obtain a certified copy of
34 this Act from the Secretary of State within 60 days after its
35 effective date and, upon the exchange of real estate described
36 in this Section being made, shall cause the certified document

1 to be recorded in the office of the Recorder of Cook County,
2 Illinois.

3 Section 99. Effective date. This Act takes effect upon
4 becoming law.