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8/12/01 38 001 Page 1 of 6  
2000-09-29 13:58:11  
Cook County Recorder 31.00

SPECIAL WARRANTY DEED



(The Above Space For Recorder's Use Only)

**KNOW ALL MEN BY THESE PRESENTS** that CIB BANK, an Illinois bank duly authorized to transact business in the State of Illinois, having an office at 20527 S. LaGrange Road, Frankfort, Illinois 60423-1345 ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged hereby GRANTS and CONVEYS to ~~BOARD OF PARK COMMISSIONERS~~, DES PLAINES PARK DISTRICT, an Illinois municipal corporation,\*(**Grantee**"), whose address is 2222 Birch Street, Des Plaines, Illinois 60018, all improvements located on the following described premises situated in Cook County, Illinois:  
\*and Body Politic

Legal Description attached hereto as Exhibit A

TO HAVE AND TO HOLD the said premises, and the rights, easements, privileges and appurtenances thereunto belonging or appertaining, unto Grantee, its successors and assigns forever, subject only to the encumbrances set forth on Exhibit B attached hereto.

And Grantor, for itself and its successors, hereby warrants to Grantee, its successors and assigns, only that: (1) Grantor has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner, encumbered; and (2) Grantor will forever defend the said premises against all persons lawfully claiming by, through or under Grantor.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be signed by its Vice President, this 28th day of September, 2000.

Exempt deed or instrument  
Eligible for recordation  
without payment of tax

SMC 9-26-2000  
City of Des Plaines

CIB BANK

By: [Signature]  
Name: Kevin L. Metz  
Its: Vice President

BOX 333-CTY

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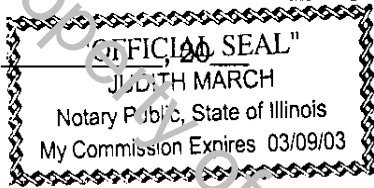
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State of Illinois )  
 ) ss.  
County of ~~Cook~~ LAKE )

I, the undersigned, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY, that KEVIN L. LIETZ, personally known to me to be the Vice President of CIB Bank, an Illinois bank, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice President, he signed and delivered the said instrument of said bank, pursuant to authority given by the Board of Directors of said bank, as his free and voluntary act, and as the free and voluntary act and deed of said bank, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28<sup>th</sup> day of Sept, 2000.

Commission expires



Judith March  
NOTARY PUBLIC

This instrument was prepared by:  
Wayne F. Osoba  
Hopkins & Sutter  
Three First National Plaza  
Chicago, Illinois 60602

This deed represents a transaction exempt under paragraph b, Section 4, of the Real Estate Transfer Tax Act.  
Dated: 9/28/00 Wayne F. Osoba, agent  
Buyer, Seller, or Representative

After Recording, Return to:

Robinson, Pluymert, Piercey, MacDonald and  
Amato, Ltd.  
2300 Barrington Road, Suite 220  
Hoffman Estates, Illinois 60195-2034  
Attn: Brent L. Amato

EXHIBIT ALEGAL DESCRIPTION

THAT PART OF LOTS 1 AND 7 IN CATHOLIC BISHOP OF CHICAGO'S DIVISION OF PARTS OF SECTIONS 8 AND 9 TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1903, AS DOCUMENT 3482088, AND THAT PART OF LOTS 1 AND 2 IN CIRCUIT COURT PARTITION IN THE SOUTHEAST 1/4 OF SECTION 8, AFORESAID, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED JANUARY 26, 1876 AS DOCUMENT 69231, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF LOT 1 IN SAID CATHOLIC BISHOP OF CHICAGO'S DIVISION, BEING ALSO THE NORTH LINE OF LOT 1 IN SAID CIRCUIT COURT PARTITION, WITH THE EASTERLY LINE OF DES PLAINES RIVER ROAD IN SAID CATHOLIC BISHOP OF CHICAGO'S DIVISION, BEING A LINE 33.00 FEET, AS MEASURED AT RIGHT ANGLES, EASTERLY OF AND PARALLEL WITH THE CENTER LINE OF SAID DES PLAINES RIVER ROAD; THENCE NORTH 10 DEGREES 57 MINUTES 55 SECONDS WEST ALONG SAID EASTERLY LINE OF DES PLAINES RIVER ROAD, 508.94 FEET TO THE LINE BETWEEN LOTS 1 AND 7 IN SAID CATHOLIC BISHOP OF CHICAGO'S DIVISION; THENCE CONTINUING NORTH 10 DEGREES 57 MINUTES 55 SECONDS WEST ALONG SAID EASTERLY LINE OF DES PLAINES RIVER ROAD, 130.83 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 04 SECONDS EAST ALONG A STRAIGHT LINE DRAWN FROM SAID LAST DESCRIBED POINT TO A POINT ON THE EAST LINE OF SECTION 8 AND THE WEST LINE OF SECTION 9 AFORESAID, 107.69 FEET NORTH OF THE INTERSECTION OF SAID SECTION LINE WITH THE SOUTH LINE OF SAID LOT 7, 1379.87 FEET (DEED 1380.40 FEET) TO SAID SECTION LINE; THENCE CONTINUING SOUTH 89 DEGREES 09 MINUTES 04 SECONDS EAST ALONG AN EASTERLY EXTENSION OF SAID LAST DESCRIBED LINE 548.33 FEET (DEED 554.56 FEET) TO THE CENTER LINE OF DES PLAINES RIVER; THENCE SOUTHERLY ALONG THE CENTER LINE OF THE DES PLAINES RIVER TO THE SOUTH LINE OF LOT 1 IN SAID CATHOLIC BISHOP OF CHICAGO'S DIVISION; THENCE NORTH 88 DEGREES 59 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, 442.95 FEET TO THE EAST LINE OF SECTION 8 AND THE WEST LINE OF SECTION 9, AFORESAID; THENCE SOUTH 01 DEGREE 34 MINUTES 3 SECONDS WEST ALONG SAID LAST DESCRIBED SECTION LINE, 192.53 FEET TO THE CENTER LINE OF THE DES PLAINES RIVER; THENCE SOUTHWESTERLY AND SOUTH ALONG THE CENTER LINE OF THE DES PLAINES RIVER TO AN INTERSECTION WITH THE EASTERLY LINE OF DES PLAINES RIVER ROAD AS WIDENED; THENCE NORTH 10 DEGREES 57 MINUTES 55 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, BEING A LINE 85.00 FEET EASTERLY OF, AS MEASURED PERPENDICULARLY, AND PARALLEL WITH THE CENTER LINE OF DES PLAINES RIVER ROAD, 419.95 FEET TO AN INTERSECTION WITH THE LINE BETWEEN LOTS 1 AND 2 IN SAID CIRCUIT COURT PARTITION; THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG SAID LAST DESCRIBED LOT LINE, 59.08 FEET TO THE EASTERLY LINE OF DES PLAINES RIVER ROAD IN LOT 1 IN SAID CIRCUIT COURT PARTITION, BEING A LINE 27.00 FEET EASTERLY OF, AS MEASURED PERPENDICULARLY, AND PARALLEL WITH THE CENTER LINE OF SAID DES PLAINES RIVER ROAD; THENCE NORTH 10 DEGREES 57 MINUTES 55 SECONDS WEST ALONG SAID EASTERLY LINE OF DES PLAINES RIVER ROAD, 503.89 FEET TO THE NORTH LINE OF LOT 1 IN SAID CIRCUIT COURT PARTITION, BEING ALSO THE SOUTH LINE OF LOT 1 IN SAID CATHOLIC BISHOP OF CHICAGO'S DIVISION; THENCE NORTH 89 DEGREES 59 MINUTES 30 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, 6.11 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Address of Property: 353 N. River Road, Des Plaines, IL 60016

PINs: 09-08-400-018-0000; 09-80-400-20-0000; 09-08-400-021-0000

## EXHIBIT B

### **PERMITTED EXCEPTIONS:**

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2000 AND SUBSEQUENT YEARS.
2. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
3. RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE ADJOINING OWNERS IN AND TO THAT PART OF THE SOUTH PART OF THE LAND DEDICATED FOR A PUBLIC HIGHWAY BY PLAT RECORDED FEBRUARY 27, 1929 AS DOCUMENT 10294766.
4. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION EXECUTED BY HOLY FAMILY HOSPITAL RECORDED SEPTEMBER 7, 1978 AS DOCUMENT 24617507.
5. GRANT BY THE SISTERS OF HOLY FAMILY OF NAZARETH TO PUBLIC UTILITIES SERVICE COMPANY OF NORTHERN ILLINOIS RECORDED JUNE 22, 1914 AS DOCUMENT 5441321 AND 5441322 OF THE RIGHT TO OPERATE AND MAINTAIN UTILITIES UPON AND ALONG SO MUCH OF THE PUBLIC HIGHWAY KNOWN AS DES PLAINES ROAD.
6. GRANT BY THE CONGREGATION OF THE SISTERS OF HOLY FAMILY OF NAZARETH TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS DATED MARCH 15, 1946 AND RECORDED APRIL 10, 1946 AS DOCUMENT 13764621 FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF AN 18-INCH GAS MAIN.
7. RIGHTS OF THE UNITED STATES OF AMERICA, THE STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC, IN AND TO THAT PART OF THE LAND LYING WITHIN THE BED OF THE DES PLAINES RIVER, AND THE RIGHTS OF OTHER OWNERS OF LAND BORDERING ON THE RIVER WITH RESPECT TO THE UNINTERRUPTED FLOW OF THE WATERS OF SAID RIVER.
8. PERPETUAL EASEMENT CREATED BY GRANT FROM THE SISTERS OF THE HOLY FAMILY OF NAZARETH DATED JULY 29, 1971 AND RECORD SEPTEMBER 20, 1971 AS DOCUMENT 21627881 FOR THE PURPOSE OF MAINTAINING A 48-INCH SEWER LINE, ALL MANHOLES, HEADWALL AND OPEN DRAINAGE DITCH EXTENDING TO THE DES PLAINES RIVER.
9. EASEMENT AGREEMENT DATED MARCH 25, 1982 AND RECORDED APRIL 25, 1983 AS DOCUMENT 26580252 MADE BY AND BETWEEN THE NORTHWEST WATER COMMISSION AND THE SISTERS OF THE HOLY FAMILY OF THE NAZARETH.

10. EASEMENT AGREEMENT DATED MARCH 25, 1983 AND RECORDED APRIL 26, 1983 AS DOCUMENT 26582678 MADE BY AND BETWEEN THE NORTHWEST WATER COMMISSION AND HOLY FAMILY HOSPITAL, INC.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS )

) SS

00763033

COUNTY OF COOK )

Kevin Lietz, Vice President of CIB Bank, being duly sworn on oath, states that the attached deed is not in violation of 765 ILCS 205/0.01 of the Illinois Compiled Statutes for one of the following reasons:

(A.) Said Act is not applicable as the grantor owns no adjoining property to the premises described in said deed.

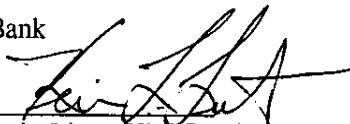
-OR-

- B. The conveyance falls in one of the following exemptions enumerated in said Section 1.
  1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
  2. The division of lots or blocks of less than 1 acre of any recorded subdivision which does not involve any new streets or easements of access.
  3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
  4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
  5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
  6. 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.
  7. Conveyances made to correct descriptions in prior conveyances.
  8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
  9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER AND/OR LETTER 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.

CIB Bank

By:   
Kevin Lietz, Vice President

SUBSCRIBED and SWORN to before me  
this 28<sup>th</sup> day of September, 2000

  
NOTARY PUBLIC