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00092934

1200/0177 10 001 Page 1 of 6
2000-02-04 14:36:31
Cook County Recorder 31.00

Julie M. Mandanas, Esq.
Jenner & Block
One IBM Plaza
Chicago, IL 60611

Box 324
EKF



Above Space For Recorder's Use Only

SPECIAL WARRANTY DEED

7851681
D2AEM 5026

THIS SPECIAL WARRANTY DEED is made this 2nd day of February, 2000, by VILLAGE OF BROADVIEW, a municipal corporation ("Grantor"), having an address of 2350 S. 25th Avenue Broadview, County of Cook, State of Illinois, to BROADVIEW PUBLIC LIBRARY DISTRICT, a municipal corp. ("Grantee"), having an address of 2226 S. 16th, Broadview, County of Cook, State of Illinois.

* THE BOARD OF LIBRARY TRUSTEES OF THE

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, and to his heirs/successors and assigns, **FOREVER**, all the land, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof (the "Premises").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, his heirs/successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, his heirs/successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

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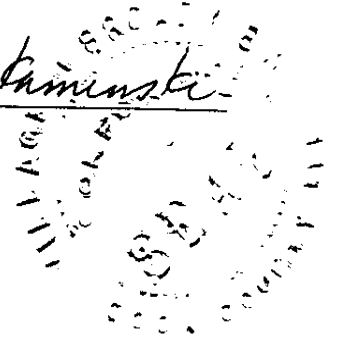
IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents the day and year first above written.

VILLAGE OF BROADVIEW, a municipal corporation

By: Henry Kienik
Its: Village President

Attest:

Michael C. Aminski
Village Clerk



..ODMA\PCDOCS\CHICAGO\35030614

MAIL TAX BILLS TO:

Broadview Public Library District
2226 S. 16th Avenue

Broadview, Illinois 60155

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph b, Section 4, of the Real Estate Transfer Tax Act.

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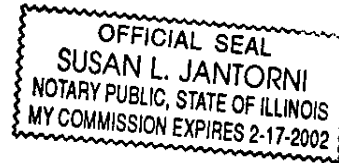
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Susan L. Jantorni, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Henry Vicenik, and Michael C. Kaminski, personally known to me to be the President and the Village Clerk, respectively, of the Village of Broadview, a municipal corporation, and personally known to me to be same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as the President and the Village Clerk of said municipal corporation, pursuant to authority given by said municipal corporation, as their free and voluntary act and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 2nd day of February, 2000.

Susan L. Jantorni



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EXHIBIT A

Legal Description

THE NORTH 31 FEET OF THE SOUTH 126 FEET OF LOT 15 IN BROADVIEW, A SUBDIVISION OF THE NORTH EAST QUARTER (1/4) OF SECTION 22, AND THE EAST HALF (1/2) OF THE NORTH WEST QUARTER (1/4) OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: Vacant Land at the Southwest corner of 16th Avenue and Roosevelt Road, Broadview, Illinois ~~60608~~ 60155

Permanent Index No.: 15-22-200-026-0000 (part of PIN)

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EXHIBIT B

Permitted Title Exceptions

1. General real estate taxes not due and payable at the time of closing.
2. Special taxes and assessments.
3. Building, building line, use or occupancy restrictions, conditions and covenants of record.
4. Zoning laws and ordinances.
5. Public, private and utility easements.
6. Public roads and highways, if any.
7. Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.
8. Party wall rights and agreements.
9. Terms of that certain Settlement Agreement dated February 2nd, 2000 by and between the Village of Broadview, the Broadview Public Library District, Amalgamated Bank of Chicago, as Trustee under Trust Agreement dated February 10, 1998 and known as Trust No. 5774, and George D. Hanus, as Trustee of the Aetna Trust.

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STATEMENT BY GRANTOR AND GRANTEE

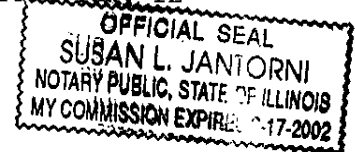
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated February 2nd 19 2000 Signature: Henry Vicenik
Grantor or Agent

Subscribed and sworn to before

me by the said Henry Vicenik, Village President, Village of Broadview, IL
this 2nd day of February
19 2000.

Notary Public Susan L. Jantorni



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 2/2, 19 2000 Signature: Thomas H. Hage agent
Grantee or Agent

Subscribed and sworn to before
me by the said

this 2nd day of February
19 2000.

Notary Public Christine Scally



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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