

UNOFFICIAL COPY

0010954547

87970243 18 001 Page 1 of 4
2001-10-15 11:26:58
Cook County Recorder 27.00

This instrument prepared by
and after recording, return to:

Schain, Burney, Ross
and Citron, Ltd.
222 North LaSalle St., Suite 1910
Chicago, Illinois 60601
Attention: JT Berg

Send subsequent tax bills to:
Riverwalk Partners, L.L.C.
9800 Industrial Drive
Bridgeview, Illinois 60455



7941570 D-56 208

4

Exempt under the Real Estate Transfer Tax Law
35 ILCS 200/135-45 (b) and Cook County Ordinance 95104 Par. (b)

Celan B. Lunn
Attorney

date: October 11, 2001

SPECIAL WARRANTY DEED
Statutory (ILLINOIS)

THIS AGREEMENT, made this 11th day of October, 2001, between VILLAGE OF LYONS, a municipality created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois having a principal business address of 7801 Ogden Avenue, Lyons, Illinois 60534, party of the first part, and RIVERWALK PARTNERS, L.L.C., created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois having a principal business address of 9800 Industrial Drive, Bridgeview, Illinois, 60162, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

That part of the Northeast ¼ of Section 2, Township 38 North, Range 12, East of the Third Principal Meridian, bounded by a line described as follows, to wit: commencing at a point in the North line of Lot 7 of Lunn's Subdivision of 2.5 acres in the Northeast ¼ of said Section 2, said point being 660 feet South of the north line and 266.5 feet West of the East line of Section 2; thence West parallel to the North line of Section 2, 80 feet to a point 33.0 feet East of the East line of Lot 6 of Lunn's Subdivision; thence North parallel to the East line of Lot 6 of Lunn's Subdivision, 80.8 feet to the Southerly line of Ogden Avenue (as now occupied), said point being 346.5 feet West of the East line of said Section 2; thence Northeasterly along the Southerly line of Ogden Avenue (as now occupied) 53.36 feet thence Southeasterly at an angle of 81°10'30", measured from the Southwest toward the East, 95.12 feet to a point in the North line of Lot 7 of said Lunn's Subdivision, 18.25 feet West of the place of beginning; thence East to the place of beginning, in Cook County, Illinois;

BOX 333-CTI

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AND

The East 80 feet of the West 113 feet of Lot 7 in Lunn's Subdivision of 2.5 acres in the Northeast ¼ of Section 2, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

AND

Lot 8 in Lunn's Subdivision of the 2.5 acres in the Northeast Quarter of Section 2, Township 38 North, Range 12, East of the Third Principal Meridian, as shown on the plat thereof recorded February 25, 1970, as document 42871, in Cook County, Illinois.

Permanent Index Number: 18-02-206-006-0000 and 18-02-206-034-0000 and 18-02-206-030

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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that with respect to the said premises, Grantor will Warrant and Defend against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but no other, subject to:

1. General real estate taxes not yet due and payable.
2. Terms, conditions and covenants contained in the Amended and Restated Redevelopment Agreement dated April 23, 2001 and recorded May 29, 2001 as document 0010452116 between the Village of Lyons and Riverwalk Partners, L.L.C.

[signature appears on the following page]

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 11th day of October, 2001.

VILLAGE OF LYONS
an Illinois municipal corporation

By: Kevin J. Close
Name: Kevin Close
Title: Village Manager

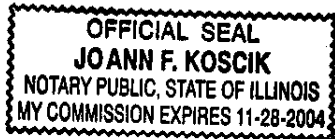
State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Kevin Close, personally known to me to be the Village Manager of VILLAGE OF LYONS, an Illinois municipal corporation, and 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 Village Manager, he signed and delivered said instrument pursuant to the authority given by said municipality, as his free and voluntary act, and as the free and voluntary act and deed of said municipality, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of October, 2001.

Joann F. Kosciuk

My Commission expires: 11-28-2004



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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK } SS.

Adam Simon, attorney, being duly sworn on oath, states that
he resides at 1008 Deerfield Road, Highland Park, IL 60038. That the
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- ③ 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER 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.

Adam B. Simon

SUBSCRIBED and SWORN to before me

this 12th day of October, 2001.

Eulene M. Blalock-Jones
Notary Public

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