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1538/0170 10 001 Page 1 of 6
2000-02-22 13:33:34
Cook County Recorder 31.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 10th day of February, 2000, between THE GRANTOR, THE TRUST FOR PUBLIC LAND, a nonprofit California public benefit corporation authorized to do business in Illinois as TPL-Illinois, party of the first part, and CHICAGO PARK DISTRICT, a municipal corporation organized and existing under and by virtue of the laws of the State of Illinois, party of the second part, WITNESSETH that the party of the first part, for and in consideration of the sum of Ten and No One/Hundred Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:



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ABOVE SPACE FOR RECORDER'S USE

See Exhibit A attached hereto and made a part hereof.

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 successors 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 successors 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to:

1. Taxes for the year 1999 and subsequent years.
2. Rights of other owners of land bordering on the Chicago River and in and to the free and unobstructed flow of the waters of said river.
3. Encroachment of the guard rail located mainly on the land onto property South and adjoining by an undisclosed amount and of a concrete wall onto the public way by an undisclosed amount, as shown on plat of survey no. 982047 prepared by Jens K. Doe dated November 24, 1998.
4. Possible unrecorded easement by reason of the utility pole and 4 x 4 post with electric meter on the East side of the land as shown on the aforesaid survey.
5. Rights of the Chicago Tunnel Company by virtue of freight tunnels located on the land.

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BOX 333

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Permanent Real Estate Index Numbers: 17-09-126-002
17-09-126-003
17-09-126-004
17-09-126-008
17-09-126-009

EXEMPT UNDER PROVISIONS OF PARAGRAPH
.....B....., SEC. 200.1-2 (B-6) OR PARA-
GRAPH, SEC. 200.1-4 (B) OF THE
CHICAGO TRANSACTION TAX ORDINANCE.

2-10-00 Christa Slattery
Date Buyer, Seller or Representative

This transfer is exempt pursuant to the provisions of paragraph (b), Section 4 of the Real Estate Transfer Tax Act.

Date: 2/10/00

Signature: Christa K Slattery

Address of Real Estate: 630 N. Kingsbury Street, Chicago, Illinois.

IN WITNESS WHEREOF, said party of the first part has signed this Special Warranty the day and year first above written.

THE TRUST FOR PUBLIC LAND, a
nonprofit California public benefit
corporation authorized to do business in
Illinois as TPL-Illinois

By: Christa K Slattery

Its: Chicago Field Office Director

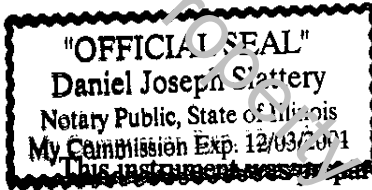
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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, DANIEL J. SLATTERY, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Christine Slattery, as Chicago Field Office Director of THE TRUST FOR PUBLIC LAND, a nonprofit California public benefit corporation authorized to do business in Illinois as TPL-Illinois, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Chicago Field Office Director of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 01 day of February, 2000.



[Handwritten Signature]

Notary Public

This instrument was prepared by:

The Trust for Public Land
420 N. Fifth Street, Suite 865
Minneapolis, MN 55401

After recording mail to:
(Grantee's Address)
Chicago Park District
Attn: Simon Love
425 E. McFetridge Drive
Chicago, Illinois 60605

Mail tax bills to:
Chicago Park District
Attn: Simon Love
425 E. McFetridge Drive
Chicago, Illinois 60605

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EXHIBIT A Legal Description

PARCEL 1:

ALL THAT PART OF THE NORTH 109 FEET IN WIDTH OF BLOCK 2 IN ASSESSOR'S DIVISION SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS ACCORDING TO THE MAP OF SAID ASSESSOR'S DIVISION RECORDED IN BOOK 164 OF MAPS, PAGE 67 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, LYING WESTERLY OF THE FOLLOWING DESCRIBED CURVED LINE:

BEGINNING AT A POINT IN THE NORTH SIDE LINE OF SAID BLOCK 2 OF SAID ASSESSOR'S DIVISION 85.13 FEET WEST OF THE NORTHEAST CORNER OF SAID BLOCK 2 AS MEASURED ON THE NORTH SIDE LINE THEREOF; THENCE SOUTHEASTERLY CONVEX TO THE SOUTHWEST OF A RADIUS OF 1,684 FEET A DISTANCE OF 136.77 FEET TO A POINT IN THE SOUTH SIDE LINE OF SAID NORTH 109 FEET OF SAID BLOCK 2, 2.78 FEET WEST OF THE SOUTHEAST CORNER OF THE SAID NORTH 109 FEET OF SAID BLOCK 2 OF SAID ASSESSOR'S DIVISION BEING A PORTION OF THE LAND HERETOFORE CONVEYED BY CHARLES BREWSTER TO JASON C. EASTON BY CERTAIN WARRANTY DEED DATED OCTOBER 1, 1884 AND RECORDED NOVEMBER 12, 1884 IN BOOK 1586 OF DEEDS AT PAGE 87 IN THE OFFICE OF THE RECORDER OF COOK COUNTY AND SUBSEQUENTLY CONVEYED BY SAID JASON C. EASTON AND SARAH K. EASTON, HIS WIFE, TO THE CHICAGO AND EVANSTON RAILROAD COMPANY BY CERTAIN DEED DATED OCTOBER 30, 1885 AND RECORDED NOVEMBER 10, 1885 IN BOOK 1714 OF DEEDS ON PAGE 313 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

BLOCK 2 (EXCEPT THE NORTH 109 FEET) IN ASSESSOR'S DIVISION OF THAT PART SOUTH OF ERIE STREET AND EAST OF THE NORTH BRANCH OF THE CHICAGO RIVER IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOTS 1 AND 2 (EXCEPT THAT PART CONVEYED TO THE CITY OF CHICAGO BY DOCUMENT NUMBER 4294754 AND EXCEPT THAT PART TAKEN FOR IMPROVEMENT OF THE NORTH BRANCH OF THE CHICAGO RIVER) ALSO LOTS 3 AND 4 (EXCEPT THAT PART TAKEN FOR IMPROVEMENT OF THE NORTH BRANCH OF THE CHICAGO RIVER), ALL IN BLOCK 80 IN RUSSELL MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BEING THE SAME LAND CONVEYED BY ERNEST U. SCHROETER TO JOHN G. MC CULLOUGH, TRUSTEE, BY DEED DATED JUNE 2, 1913 AND RECORDED JUNE 11, 1913 AS DOCUMENT NUMBER 5204823 IN BOOK 12432, PAGE 127 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:

THAT PART OF BLOCK 2 IN ASSESSOR'S DIVISION SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID BLOCK 2, 85.13 FEET WEST OF THE NORTHEAST CORNER OF SAID BLOCK 2, THENCE SOUTHEASTERLY ALONG AN ARC OF A CIRCLE CONVEX SOUTHWEST AND HAVING A RADIUS OF 1684.0 FEET, A DISTANCE OF 136.77 FEET TO A POINT IN THE SOUTH LINE OF THE NORTH 109 FEET OF SAID BLOCK 2, SAID POINT BEING

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continued

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EXHIBIT A continued

2.78 FEET WEST OF THE WEST LINE OF N. KINGSBURY STREET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 2.78 FEET TO A POINT IN THE WEST LINE OF N. KINGSBURY STREET; THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF N. KINGSBURY STREET, A DISTANCE OF 30.92 FEET; THENCE SOUTH 31 DEGREES 13 MINUTES 24 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF N. KINGSBURY STREET, A DISTANCE OF 131.22 FEET TO A POINT 3.0 FEET NORTH OF THE CENTER LINE OF W. ONTARIO STREET EXTENDED WEST; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 163.0 FEET; THENCE SOUTH 53 DEGREES 38 MINUTES 37 SECONDS WEST, A DISTANCE OF 77.49 FEET TO A POINT IN THE EAST DOCK LINE OF THE CHICAGO RIVER; THENCE NORTH 41 DEGREES 09 MINUTES 01 SECONDS WEST ALONG SAID DOCK LINE, A DISTANCE OF 238.24 FEET; THENCE SOUTH 81 DEGREES 36 MINUTES 32 SECONDS EAST ALONG SAID DOCK LINE, A DISTANCE OF 8.90 FEET; THENCE NORTH 19 DEGREES 50 MINUTES 22 SECONDS EAST ALONG SAID DOCK LINE, A DISTANCE OF 13.45 FEET; THENCE NORTH 24 DEGREES 57 MINUTES 00 SECONDS WEST ALONG SAID DOCK LINE, A DISTANCE OF 34.0 FEET; THENCE NORTH 71 DEGREES 29 MINUTES 48 SECONDS WEST ALONG SAID DOCK LINE, A DISTANCE OF 133.07 FEET; THENCE NORTH 45 DEGREES 25 MINUTES 11 SECONDS WEST ALONG SAID DOCK LINE, A DISTANCE OF 32.26 FEET; THENCE NORTH 59 DEGREES 35 MINUTES 26 SECONDS EAST, A DISTANCE OF 23.86 FEET TO A POINT IN THE NORTH LINE OF SAID BLOCK 2; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 358.75 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, Christine Slattery, being first duly sworn on oath, deposes and says:

1. That I am the Chicago Field Office Director of The Trust for Public Land, a nonprofit California public benefit corporation authorized to do business in Illinois as TPL-Illinois (the "Owner").

2. That an address for the Chicago Field Office of the Owner is:

The Trust for Public Land
Chicago Field Office
53 W. Jackson Blvd
Suite 1663
Chicago, IL 60606-3440

3. That the attached deed is not in violation of 765 ILCS 205/1 (the "Plat Act") because the Plat Act is not applicable as the grantor owns no adjoining property to the premises described in the deed. In addition, the conveyance falls within the following exemption enumerated in the Plat Act.

10. The deed is a conveyance of an existing parcel of an existing parcel or tract of land.

4. That the property described in the deed is located in the school district of Chicago.

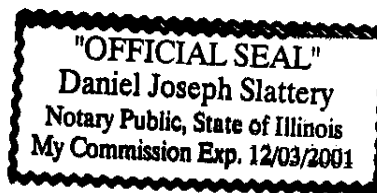
5. Affiant is making this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

Christine Slattery
Christine Slattery

Subscribed and sworn to before me
This 10th day of February, 2000.

[Signature]
Notary Public

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