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0020062344

1144/0304 45 001 Page 1 of 6  
2002-01-15 13:43:11  
Cook County Recorder 31.00

SPECIAL WARRANTY DEED  
COOK COUNTY, ILLINOIS



0020062344

GRANTOR, **Citizens Utilities Company of Illinois**, (successor to Fernway Utility Company, Inc.) a corporation created and existing under and by virtue of the laws of the State of Illinois duly authorized to transact business in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid and pursuant to authority given by the Board of Directors of said corporation, GRANTS and CONVEYS unto the GRANTEE, **Illinois-American Water Company**, an Illinois Corporation, of 300 N. Water Works Drive, Belleville, IL 62223, the following described real estate located in the County of Cook, State of Illinois, to wit:

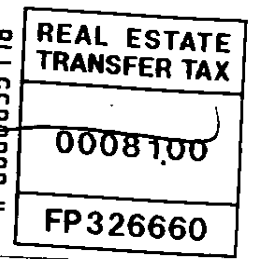
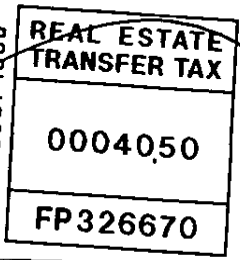
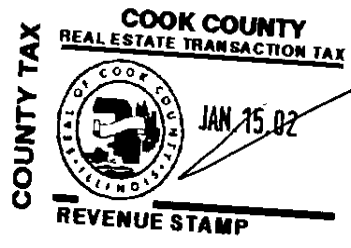
SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

== For Recorder's Use ==

- SUBJECT TO:
- (1) General real estate taxes not yet due and payable,
  - (2) Covenants, easements, conditions and restrictions of record or apparent,
  - (3) Utility easements and roads and highways.

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The Grantor warrants to the Grantee and its successors in title that it has not created or permitted to be created any lien, charge or encumbrance against said real estate that is not shown among the title exceptions listed above; and Grantor covenants that it will defend said premises only to the extent of the warranties made herein against lawful claims of all persons claiming by, under and through Grantor.



BOX 333-CT1

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Dated this 27<sup>th</sup> day of DECEMBER, 2001, to be effective at 12:01 a.m. on the 15 day of January, 2002.

CITIZENS UTILITIES COMPANY OF ILLINOIS,  
an Illinois corporation

By:   
L. Russell Mitten, Secretary

Property of Cook County Clerk's Office

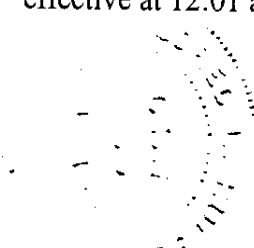
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STATE OF CONNECTICUT)  
  ) SS.  
COUNTY OF FAIRFIELD)

The undersigned, being a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **L. Russell Mitten** personally known to me to be the Secretary of Citizens Utilities Company of Illinois, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and in person and severally acknowledged that as such Secretary, he signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 27<sup>th</sup> day of DECEMBER, 2001, to be effective at 12:01 a.m. on the \_\_\_ day of \_\_\_\_\_, 2002.



*Doreen L. Hudson*  
NOTARY PUBLIC

My Commission Expires: 5-31-04

20062344

*This Document Prepared by:*

Nicholas A. Hardgrove, Esq.  
Citizens Communications Company  
1000 Internationale Parkway  
Woodridge, IL 60517

*Mail Tax Bill and Return Document to:*

Illinois-American Water Company  
300 N. Water Works Drive  
Belleville, IL 62223

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## EXHIBIT A

### PARCEL I:

Lot "B" in Fernway Unit No. 2, a Subdivision of the Northeast Quarter of the Southeast Quarter of Section 22 and part of the Southwest Quarter of the Northwest Quarter of Section 23 and part of the West 60 acres of the Southwest Quarter of Section 23 and a resubdivision of Fernway Unit No. 1 all in Township 36 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index No.: 27-23-103-008

Commonly known as: 16161 S. 88<sup>th</sup> Avenue, Orland Hills, IL

A perpetual right and easement to install, construct, reconstruct, operate, maintain, repair, and renew sanitary sewer mains, pipes, pumps, gates, valves, meters, transmission and collection lines, manholes, effluent lines and all other appurtenances and equipment incidental to, or necessary or convenient in furnishing sewage collection, treatment and disposal service in, upon, over, along, under, across and through the following described property:

That part of Lot A in Fernway Unit 2 Subdivision, said Subdivision being recorded on March 6, 1959 as Document Number 17474129 and filed in Plat Record 529, Page 32-33 in Cook County Recorder's Office, bounded and described as follows:

Commencing at the Northeast corner of said Lot A; thence Westerly, along the North line of said Lot A, 17.33 feet to the point of beginning of the herein described property; thence South 0°56'04" West, 366.34 feet; thence South 0°41'24" West, 246.45 feet; thence South 62°09'39" East, 28.71 feet to the East line of said Lot A; thence South 0°04'54" West, along said East line, 11.30 feet to the Southeast corner of said Lot A; thence North 62°09'39" West, 34.46 feet; thence South 87°09'48" West, 209.15 feet; thence South 60°56'33" West, along the Southerly line of said Lot A, 207.41 feet to Northeasterly line of Laurel Drive; thence North 29°03'27" West, along said Northeasterly line, 10.00 feet; thence North 60°56'33" East, parallel with said Southerly line, 209.74 feet; thence North 87°09'48" East, 207.09 feet; thence North 0°4'24" East, 245.44 feet; thence North 0°56'34" East, 366.29 feet to the North line of said Lot A; thence Easterly along said North line, 10.00 feet to the point of beginning.

Permanent Index No.: 27-23-104-011

Commonly known as: East of Laurel Drive & 162<sup>nd</sup> St., Orland Hills, IL



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7. Conveyances made to correct descriptions in prior conveyances;
8. 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;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land 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 it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SELLER:

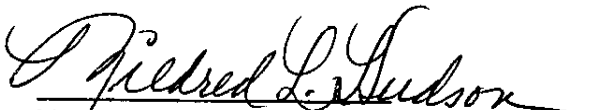
Citizens Utilities Company of Illinois,  
an Illinois corporation

By:

  
L. Russell Mitten, Secretary

20062344

SUBSCRIBED and SWORN to before  
me this 27<sup>th</sup> day of DEC., 2001

  
Notary Public

**MILDRED L. HUDSON**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES MAY 31, 2004

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11/11/13

