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1/14/03 2 45 001 Page 1 of 6
2002-01-15 13:47:42
Cook County Recorder 31.00

SPECIAL WARRANTY DEED
COOK COUNTY, ILLINOIS



0020062352

GRANTOR, **Citizens Utilities Company of Illinois**, 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.

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.

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX

22761 \$534.00

STATE OF ILLINOIS

STATE TAX

REAL ESTATE TRANSFER TAX

00178.00

FP326660

0000035126

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

IAN 15.02

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

REAL ESTATE TRANSFER TAX

0008900

FP326670

0000071016

REVENUE STAMP

IAN 15.02

12874590
Cook #1

BOX 333-CTT

6

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Property of Cook County Clerk's Office

10-10-2010 10:10:10 AM

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Dated this 27th 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

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STATE OF *CONNECTICUT*
)
COUNTY OF *FAIRFIELD*) SS.

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 *27th* day of *DECEMBER*, 200*1*, to be effective at 12:01 a.m. on the ___ day of _____, 2002.

Mildred L. Hudson
NOTARY PUBLIC

My Commission Expires: *5-31-04*

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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:

Lots 358, 359, and 361 in Woodview Manor, Unit No. 3, being a Subdivision of part of the Southeast Quarter of Section 24, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois,

Permanent Index No.: 03-24-402-002; 03-24-402-003; 03-24-402-005

Commonly known as: 1823 E. Burning Bush, Mt Prospect, IL

PARCEL II:

Lot 360 in Woodview Manor Unit 3 being a subdivision of part of the Southeast quarter of Section 24, Township 42 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois

Permanent Index No.: 03-24-402-004

Commonly known as: 1823 E. Burning Bush, Mt Prospect, IL

PARCEL III:

Lot 14 in the Resubdivision of Lots 65, 66, 67, 68 and 69 and part of Lots 92 and 93 and all of Lots 130 to 142, both inclusive, and vacated Street, and Vacated Holly Drive, and Heather Lane, all in Forest Manor Unit No. 2, being a Subdivision in the South West Quarter and the South East Quarter of Section 25, Township 42 North, Range 11, East of the Third Principal Meridian, according to Plat of said Resubdivision registered in the Office of the Registrar of Titles of Cook County, Illinois, on September 2, 1966, as Document Number 2290140.

Permanent Index No.: 03-25-309-032

Commonly known as: 1800 ½ Boulder Point Drive, Mt Prospect, IL

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PLAT ACT AFFIDAVIT

STATE OF CONNECTICUT)
) SS.
COUNTY OF FAIRFIELD)

The undersigned being duly sworn on oath, states that the attached deed is not in violation of 765 ILCS 205/1 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 under said Act which became effective July 17, 1959.

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 one acre in 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 rights of way for railroads or other public utility facilities 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.

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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

SUBSCRIBED and SWORN to before
me this 27th day of DEC., 2001



Notary Public

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

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