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2002-08-15 12:46:15
Cook County Recorder 31.00



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Warwick

Property of Cook County Clerk's Office

(Recorder's use only)

QUIT CLAIM DEED

This Quit Claim Deed made this 21st day of July, 2002, from the **Board of Education of Schaumburg Community Consolidated School District Number 54, Cook County, Illinois** (the "School District"), an Illinois Public School District with its administrative offices located at 524 East Schaumburg Road, Schaumburg, Illinois 60194, as Grantor, to the **Village of Roselle** (the "Village"), an Illinois Municipal Corporation with its offices located at 31 South Prospect Street, Roselle, Illinois 60172, as Grantee:

Handwritten initials

BOX 333-CT

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170-666 X08

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WITNESSETH

WHEREAS, the School District holds title to the real estate hereinafter described (the "Real Estate"); and

WHEREAS, the School District has authority to convey the Real Estate under Section 5-22 of the Illinois School Code; and

WHEREAS, the School District desires to convey all of its rights and interest in the Real Estate, subject to the reservations set forth herein;

NOW, THEREFORE, Grantor, Board of Education of Schaumburg Community Consolidated School District Number 54, Cook County, Illinois, for the consideration of Thirty Seven Thousand Dollars and No/100 (\$37,000.00) Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and quit claims to the Village all of the School District's interest in the following described Real Estate:

THAT PORTION OF SCHOOL DISTRICT PROPERTY, COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS "NERGE SCHOOL PROPERTY" AND DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION THIRTY-FIVE, TOWNSHIP FORTY-ONE NORTH, RANGE TEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF WEST LINE OF THE EAST 60 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION THIRTY-FIVE WITH A LINE 1040.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION THIRTY-FIVE, AS MEASURED ON THE WEST LINE OF THE EAST 60 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION THIRTY-FIVE; THENCE NORTH 00 DEGREES 14 MINUTES 16 SECONDS EAST BEING AN ASSUMED BEARING ON THE LAST DESCRIBED WEST LINE A DISTANCE OF 98.01 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF CARLSBAD TRAIL ACCORDING TO THE TRAILS UNIT TWO, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SAID SECTION THIRTY-FIVE SAID PLAT RECORDED APRIL 18, 1972 AS DOCUMENT NO. 21870672; THENCE SOUTHEASTERLY A DISTANCE OF 85.41 FEET ON THE NORTHWESTERLY EXTENSION OF THE NORTHERLY LINE

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OF SAID CARLSBAD TRAIL, SAID LINE BEING A CURVED LINE CONCAVED TO THE SOUTHWEST HAVING A RADIUS OF 1695.00 FEET WITH A CHORD DISTANCE OF 85.40 FEET WITH A CHORD BEARING OF SOUTH 57 DEGREES 50 MINUTES 56 SECONDS EAST TO THE WESTERLY LINE OF WOODFIELD TRAIL ACCORDING TO THE TRAILS UNIT TWO AFORESAID; THENCE SOUTHWESTERLY A DISTANCE OF 55.14 FEET ON THE WESTERLY LINE OF SAID WOODFIELD TRAIL, BEING A CURVED LINE CONCAVED TO THE NORTHWEST, HAVING A RADIUS OF 513.0 FEET WITH A CHORD DISTANCE OF 55.11 FEET WITH A CHORD BEARING OF SOUTH 25 DEGREES 21 MINUTES 17 SECONDS EAST TO A LINE 1040.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION THIRTY-FIVE, AS MEASURED ON THE WEST LINE OF THE EAST 60 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION THIRTY-FIVE; THENCE SOUTH 86 DEGREES 47 MINUTES 13 SECONDS WEST ON THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 49.19 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number 07-35-300029

Conveyance of Real Estate is subject to (a) all covenants, conditions and restrictions of record; (b) zoning laws and ordinances; (c) easement for public utilities; and (d) drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

IN WITNESS WHEREOF, said Board of Education of Schaumburg Community Consolidated School District Number 54, Cook, Illinois, has caused this deed to be signed by its President and Secretary the day and year first above written.

BOARD OF EDUCATION OF
SCHAUMBURG COMMUNITY CONSOLIDATED SCHOOL
DISTRICT NO. 54
COOK COUNTY, ILLINOIS

By: Kerry L. Waser
President, Board of Education

Attest:
[Signature]
Secretary, Board of Education

Exempt under provisions of Paragraph B
Section 31-45, Property Tax Code.
8/20/02 [Signature]
Date Buyer, Seller, or Representative

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I, Karen M. Russ, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kerry L. Waser and Barbara Hengels, respectively the President and Secretary of the Board of Education of the Schaumburg Community Consolidated School District Number 54, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as such President and Secretary, respectively, appeared before me in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Board of Education, for the uses and purposes therein set forth, pursuant to the statute in such case made and provided.

GIVEN under my hand and seal this 2nd day of August, 2002.

Karen M. Russ
 Notary Public



AFTER RECORDING MAIL TO:

RACHEL K. ROBERT
 DAY & ROBERT P.C.
 300 E. FIFTH AVE, SUITE 365
 NAPERVILLE, IL 60563

This instrument prepared by, and after:
~~recording mail to:~~

Alec L. Rubenstein
 Franzcek Sullivan P.C.
 300 South Wacker Drive, Ste. 3400
 Chicago, Illinois 60606

Mail tax bills to:

VILLAGE OF ROSELLE
 301 SOUTH PROSPECT ST.
 ROSELLE, IL 60172

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

PLAT ACT AFFIDAVIT

The undersigned hereby states as follows:

1. The Board of Education of Schaumburg Community Consolidated School District No. 54, Cook County, Illinois intends to convey to the Village of Roselle, that certain real property identified in Chicago Title Insurance Company Commitment No. 7999598, dated April 24, 2002.
2. Said conveyance is exempt from the requirements of Section 1(a) of the Plat Act, 765 ILCS 205/1(a), because said conveyance satisfies those exemptions described as below (indicated by "xx"):

___ 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;

___ The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;

xx The sale or exchange of parcels of land between owners of adjoining and contiguous land;

___ The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;

___ The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;

___ 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;

___ Conveyances made to correct descriptions in prior conveyances.

___ The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.

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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.

Dated this 29th day of July, 2002.

BOARD OF EDUCATION,
SCHAUMBURG COMMUNITY CONSOLIDATED
SCHOOL DISTRICT NO. 54,
COOK COUNTY, ILLINOIS

By: Kerry J. Waser
President

SUBSCRIBED TO AND SWORN before
me this 29th day of July, 2002

Darlene H. Russo
Notary Public



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