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This instrument was prepared by
and after recording return to:

Janet M. Johnson
Schiff Hardin & Waite
6600 Sears Tower
233 South Wacker Drive
Chicago, Illinois 60606

BOX 408



Doc#: 0330127045
Eugene "Gene" Moore Fee: \$36.50
Cook County Recorder of Deeds
Date: 10/28/2003 10:24 AM Pg: 1 of 7

For Recorder's Office Use Only

QUIT CLAIM DEED WITH RESERVATION AND GRANT OF EASEMENTS

RHODS DEVELOPMENT COMPANY, a sole proprietorship ("Grantor"), having an address at 4815 Creek Drive, Western Springs, Illinois 60558, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND QUIT CLAIMS to **COMMONWEALTH PROPERTIES COMPANY, L.L.C.**, an Illinois not-for-profit corporation ("Grantee"), having an address at 4815 Creek Drive, Western Springs, Illinois 60558, the following described real estate situated in the County of Cook, in the State of Illinois ("Real Estate"), to wit:

See Exhibit A attached hereto and made a part hereof

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The foregoing conveyance is subject to the following retained rights and reservation of an easement for the benefit of the adjoining property of Grantor legally described on Exhibit B attached hereto and made a part hereof ("Retained Land"):

1. An easement is hereby reserved for the benefit of Grantor, and its successors and assigns, to occupy and use any overbank areas on the East side of Flag Creek which adjoins the Real Estate. Such occupancy and use shall be subject to Grantor's covenant not to deposit any plant materials or debris of any kind in said overbank areas or in Flag Creek or its banks, and no buildings, fences or other structures shall be constructed or erected in any such overbank areas. No trees, bushes, hedges or any other plant materials shall be installed or allowed within said overbank area.
2. An easement is hereby granted to Grantee, and its successors and assigns, over and across such portions of the Retained Land of Grantor as may be reasonably established by subsequent agreement between Grantor and Grantee (and in the absence of any more specific delineation, over and across all of such Retained Land) for the purpose of access to Flag Creek and its banks, and for maintenance of the condition thereof in accordance with the ordinances of the Village of Western Springs. No buildings, fences or other

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structures shall be constructed or erected in any such easement areas. No trees, bushes, hedges or any other plant materials shall be installed or allowed to remain if such trees, bushes, hedges or plant materials obstruct the free access of any vehicles or equipment which may be necessary for proper maintenance of the condition of Flagg Creek and its banks. Grantee reserves, for itself and its successors, assigns, agents, contractors and employees, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter onto the Retained Land for all such purposes. Grantee shall exercise reasonable care in the exercise of any of the rights herein given, but it shall not be required to restore or replace any trees, bushes, hedges or plant materials which it has removed from Flagg Creek and its banks, or which it has removed to provide free access by vehicles or equipment in the exercise of the rights and benefits hereby granted to Grantee.

- 3. The conveyance hereby made is subject to the terms and provisions of that certain retained drainage easement and the other terms and provisions with respect to the erection of advertising signs or structures on all of the Real Estate contained in that certain Quit Claim Deed made by The Illinois State Toll Highway Authority to Grantor recorded on October 25, 1994, as Document No. 94-909432.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its sole proprietor this 23rd day of October, 2003.

RHOADS DEVELOPMENT COMPANY, a sole proprietorship

By: *Gurrie C. Rhoads*
Gurrie C. Rhoads, its sole proprietor

ACKNOWLEDGMENT

State of Illinois)
) ss:
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Gurrie C. Rhoads**, personally known to me to be the sole proprietor of Rhoads Development Company, 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 sole proprietor, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said sole proprietorship, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of October, 2003.



Donna R Dacko
Notary Public
My Commission Expires: March 19, 2005

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SEND SUBSEQUENT TAX BILLS TO:

Commonwealth Properties Company, L.L.C.
4815 Creek Drive
Western Springs, Illinois 60558

**Exempt under 35 ILCS 200/31-45(e)
Real Estate Transfer Tax Act and under 6.E
of the Cook County Transfer Tax
Ordinance**



Authorized Agent/Attorney

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

RHOADS DEVELOPMENT COMPANY

Dated: Oct 24, 2003

Signature: *Gemi C. Rhoads*

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID
THIS 24 DAY OF October, 2003.

My commission expires: March 19, 2005

Notary Public *Donna R Dacko*



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

**COMMONWEALTH PROPERTIES
COMPANY, L.L.C.**

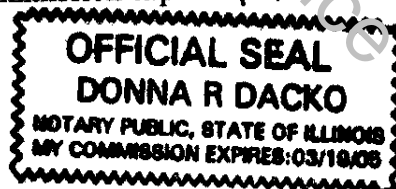
Dated: Oct 24, 2003

Signature: *Gemi C. Rhoads*

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID
THIS 24 DAY OF October, 2003.

My commission expires: March 19, 2005

Notary Public *Donna R Dacko*



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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EXHIBIT A

LEGAL DESCRIPTION OF REAL ESTATE

THAT PART OF LOTS 1 AND 2 IN BLOCK 13 IN HIGHLANDS, A SUBDIVISION OF THE NORTHWEST QUARTER AND THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF A LINE EXTENDING ACROSS SAID LOTS, WHICH LINE INTERSECTS THE NORTH LINE OF LOT 1 AT A POINT 106.30 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT, WHICH LINE ALSO INTERSECTS THE EAST LINE OF LOT 2 AT A POINT 81.47 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, IN COOK COUNTY, ILLINOIS; ALSO

THAT PART OF LOTS 7 TO 12 IN BLOCK 4 IN FOREST HILLS COMMERCIAL AND PARK DISTRICT SUBDIVISION, A SUBDIVISION OF PARTS OF THE EAST HALF AND THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, LYING SOUTH OF A LINE EXTENDING ACROSS LOTS 9 TO 12, WHICH LINE INTERSECTS THE WEST LINE OF LOT 12 AT A POINT 57.59 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT, WHICH LINE ALSO INTERSECTS THE EAST LINE OF LOT 9 AT A POINT 77.01 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT; AND LYING NORTH OF A LINE EXTENDING ACROSS LOTS 7 TO 10, WHICH LINE INTERSECTS THE WEST LINE OF LOT 10 AT A POINT 96.31 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT, WHICH LINE ALSO INTERSECTS THE SOUTH LINE OF LOT 7 AT A POINT 10.17 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT; ALSO

THAT PART OF THE PUBLIC PARK AND PLAYGROUND IN BLOCK 4 IN FOREST HILLS COMMERCIAL AND PARK DISTRICT SUBDIVISION, A PLATTED AND RECORDED SUBDIVISION IN THE EAST HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING SOUTH OF A LINE EXTENDING ACROSS SAID PUBLIC PARK AND PLAYGROUND, WHICH LINE INTERSECTS THE EAST LINE OF SAID PUBLIC PARK AND PLAYGROUND AT A POINT 567.66 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF 48TH STREET WHICH LINE ALSO INTERSECTS THE WEST LINE OF SAID PUBLIC PARK AND PLAYGROUND AT A POINT 377.01 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF 48TH STREET; ALSO

ALL THAT PART OF THE PUBLIC PARK AND PLAYGROUND IN BLOCKS 7, 8, 11 AND 12 IN FOREST HILLS COMMERCIAL AND PARK DISTRICT SUBDIVISION, A PLATTED AND RECORDED SUBDIVISION IN THE EAST HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING WEST OF A LINE WHICH IS 35 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID PUBLIC PARK AND PLAYGROUND (EXCEPT THAT PART OF THE PUBLIC PARK AND PLAYGROUND IN BLOCKS 11 AND 12 LYING WEST OF A LINE WHICH IS 111 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID PUBLIC PARK AND PLAYGROUND).

THAT PART OF COMMONWEALTH HIGHWAY, A STREET IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, LYING SOUTH OF A LINE EXTENDING ACROSS SAID STREET, WHICH LINE INTERSECTS THE WEST RIGHT OF WAY LINE OF SAID STREET AT A POINT 10.09 FEET SOUTH OF THE NORTH RIGHT OF WAY LINE OF 48TH STREET, WHICH LINE ALSO

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INTERSECTS THE EAST RIGHT OF WAY LINE OF COMMONWEALTH HIGHWAY AT A POINT 57.59 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF 48TH STREET; AND LYING NORTH OF A LINE EXTENDING ACROSS SAID COMMONWEALTH HIGHWAY, WHICH LINE INTERSECTS THE WEST RIGHT OF WAY LINE OF SAID COMMONWEALTH HIGHWAY AT A POINT 182.81 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF 48TH STREET, WHICH LINE ALSO INTERSECTS THE EAST RIGHT OF WAY LINE OF SAID COMMONWEALTH HIGHWAY AT A POINT 296.31 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF 48TH STREET (EXCEPT THAT PART OF SAID PARCEL LYING NORTH OF THE SOUTH RIGHT OF WAY LINE OF 48TH STREET).

THAT PART OF 49TH STREET IN THE NORTH HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF 49TH STREET AND THE WEST RIGHT OF WAY LINE OF THE PARK AND PLAYGROUND; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 49TH STREET A DISTANCE OF 521.26 FEET; THENCE 75 DEGREES 47 MINUTES 20 SECONDS RIGHT A DISTANCE OF 68.08 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID 49TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 538.49 FEET TO THE WEST RIGHT OF WAY LINE OF THE PARK AND PLAYGROUND, AFORESAID; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 66 FEET TO THE POINT OF BEGINNING.

Permanent Real Estate Index Number: 18-07-200-051-0000 (portions only)

Address of Real Estate:

Approximately 76-foot to 100-foot wide strip of vacant land containing the so-called "Flagg Creek" and running in a northerly and southerly direction between the southern line of the vacated right-of-way of 48th Street on the North, and the northern line of the right-of-way of 53rd Street on the South, in Western Springs, Illinois lying immediately east of the adjacent Commonwealth in the Village Condominium and other lands of Grantee

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EXHIBIT B

LEGAL DESCRIPTION OF RETAINED LAND

ALL THAT PART OF THE PUBLIC PARK AND PLAYGROUND IN BLOCKS 7, 8, 11 AND 12 IN FOREST HILLS COMMERCIAL AND PARK DISTRICT SUBDIVISION, A PLATTED AND RECORDED SUBDIVISION IN THE EAST HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING EAST OF A LINE WHICH IS 35 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID PUBLIC PARK AND PLAYGROUND (EXCEPT THAT PART OF THE PUBLIC PARK AND PLAYGROUND IN BLOCKS 11 AND 12 LYING EAST OF A LINE WHICH IS 111 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID PUBLIC PARK AND PLAYGROUND).

Permanent Real Estate Index Number: 18-07-200-051-0000 (portions only)

Address of Real Estate: Approximately 35-foot wide strip of vacant land containing the so-called "Flagg Creek" and running in a northerly and southerly direction between the southern line of the right-of-way of 49th Street on the North, and the northern line of the right-of-way of 53rd Street on the South, in Western Springs, Illinois lying immediately east of the Real Estate legally described in Exhibit A hereto

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