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Doc#: 0516118113
Eugene "Gene" Moore Fee: \$34.50
Cook County Recorder of Deeds
Date: 06/10/2005 03:42 PM Pg: 1 of 6

MAIL TAX BILLS TO:

The Tinley Park Park District
8125 West 171st Street
Tinley Park, Illinois 60477

**THIS DOCUMENT WAS
PREPARED BY:**

Klein Thorpe & Jenkins, Ltd.
20 North Wacker Drive, Suite 1660
Chicago, IL 60606
Michael A. Marrs, Esq.

(PB)

**AFTER RECORDING RETURN
TO:**

The Tinley Park Park District
8125 West 171st Street
Tinley Park, Illinois 60477

[The above space for recording purposes]

THIS DEED IS EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH E SECTION 11-45, OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH E SECTION 7.3 OF THE COOK COUNTY TRANSFER TAX ORDINANCE

20 Dec 2004
DATE

Eugene "Gene" Moore
GRANTOR / GRANTEE OR
REPRESENTATIVE

QUIT CLAIM DEED

THE GRANTOR, the Village of Tinley Park, a municipal corporation, Cook and Will Counties, Illinois ("Grantor"), with its principal office address at 16250 S. Oak Park Avenue, Tinley Park, Illinois, for and in consideration of Ten Dollars and No/100ths (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Village of Tinley Park Board of Trustees and the Local Government Property Tax Act (50 ILCS 605/0.01 et seq.), by these presents does hereby REMISE, RELEASE, CONVEY AND QUIT CLAIM to:

The Tinley Park Park District, an Illinois Park District and unit of local government
8125 West 171st Street
Tinley Park, Illinois 60477;

all right, title and interest in the following described real estate (the "Property"), situated in the Village of Tinley Park, County of Cook, State of Illinois, more particularly described as follows, to-wit:

[SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A]

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Commonly Known As: Two parcels of vacant property located at 84th Avenue and 179th Street, Tinley Park, IL 60477, together consisting of approximately 20.67 acres;

Permanent Index Nos.: 27-35-306-001 and 27-35-306-002;

subject only to the covenants and restrictions set forth herein.

Restriction as to Use

This conveyance is subject to a use restriction that the Property shall always be used for public purposes. This restriction shall run with the land and is for the benefit of the Grantor and the general public. Grantor, and its successors and assigns, is/are specifically given the right to enforce this restriction through any proceedings, at law or in equity, against any person or persons violating or threatening to violate such restriction and to recover the cost, including attorney's fees, incurred by Grantor, its successors and assigns, as a result of such proceedings. In the event the Grantee or any subsequent owner of the Property shall violate the foregoing restriction by using the Property for other than public purposes, the Property shall immediately revert back to the Grantor herein named, without notice or demand. Grantor shall, upon such reversion, be free to record a deed reflecting the reversion of title to the Property to the herein named Grantor without regard to the owner of the Property. Grantor shall not be held liable for any damages which Grantee or any subsequent owner may incur for the reversion of title.

Right of First Refusal

The Grantee hereby grants the Grantor the right of first refusal to purchase the Property in the event Grantee shall desire to sell the Property to a third party. If Grantee were ever to determine the Property were no longer needed by the Grantee, Grantee shall notify Grantor of its intent to sell the Property. Grantor shall have sixty (60) days from receipt of Grantee's notice of sale to elect to purchase the Property by paying Grantee the sum of ten dollars (\$10.00) as full consideration for the purchase of the Property. Grantor, at its option, may waive its right to purchase as to a bonafide third party offer. However, such waiver shall not be construed as a waiver of this right as it relates to any future sale of the Property.

Retention of Easement in Lot 402 for Maintenance of Detention Facilities

The Grantee hereby retains a non-exclusive perpetual easement for the operation, maintenance and repair of retention or detention facilities in the whole of Lot 402 (P.I.N. No. 27-35-306-001).

Notice

Any notices required under this quitclaim deed shall be in writing and shall be delivered by registered or certified mail, return receipt requested, as follows:

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To the Village: Village Manager, Village of Tinley Park, 16250 South Oak Park Avenue, Tinley Park, Illinois 60477

To the Park District: Director, Tinley Park Park District, 8125 West 171st Street, Tinley Park, Illinois 60477

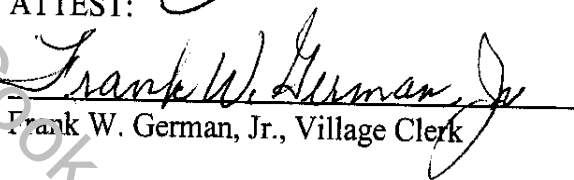
In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Village President and Village Clerk this 20th day of December, 2004.

Village of Tinley Park, a municipal corporation

BY:


Edward J. Zabrocki, Village President

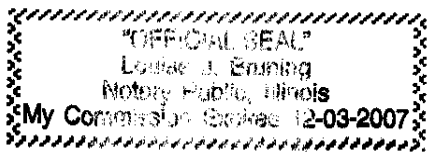
ATTEST:

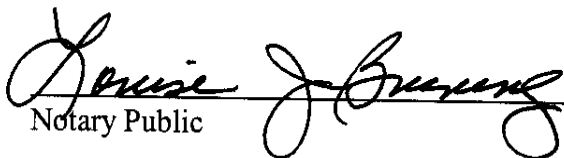

Frank W. German, Jr., Village Clerk

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that the afore-named Village President and Village Clerk are personally known to me to be the Village President and Village Clerk of the Village of Tinley Park, a municipal corporation, and are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Village President and Village Clerk, they signed and delivered the said instrument and caused the seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said corporation, and as their 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 official seal, this 20th day of December, 2004.




Notary Public

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In acceptance whereof, said Grantee does, represent and warrant that it will maintain the Property in accordance with the above covenants and restrictions, and has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President and by its Secretary this 1st day of June, 2005.

Tinley Park Park District, an Illinois Park District and unit of local government

By: *[Signature]*
President, Board of Park Commissioners

ATTEST:
[Signature]
Secretary

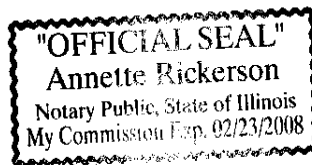
State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that the afore-named President and Secretary are personally known to me to be the President and Secretary of the Tinley Park Park District, an Illinois Park* and are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said corporation, and as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

*District and unit of local government

Given under my hand and official seal, this 1st day of JUNE, 2005.

[Signature]
Notary Public



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EXHIBIT A

Lot 402 in Town Pointe Single Family Unit 1 being a Subdivision of part of the Southwest 1/4 of Section 35, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois as recorded September 28, 1998 as Document No. 98865646; and

Lot 403 in Town Pointe Single Family Unit 1 being a Subdivision of part of the Southwest 1/4 of Section 35, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois as recorded September 28, 1998 as Document No. 98865646.

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.

Village of Tinley Park, an Illinois municipal corporation

Dated 20 December 2004

BY: [Signature]
Edward J. Zabrocki, Grantor

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID

Edward J. Zabrocki, Grantor, this 20th day of December, 2004

NOTARY PUBLIC [Signature]
"OFFICIAL SEAL"
Louise J. Bruning
Notary Public, Illinois
My Commission Expires 12-03-2007

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.

Dated June 1st 2005

BY: [Signature]
Grantee

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID

BRIAN H. YOUNKER, Grantee, this 1ST day of JUNE, 2005

NOTARY PUBLIC [Signature]

"OFFICIAL SEAL"
Annette Rickerson
Notary Public, State of Illinois
My Commission Exp. 02/23/2008

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 31-45 of the Illinois Real Estate Transfer Tax Law.]