

# UNOFFICIAL COPY



Doc#: 0617149024 Fee: \$74.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/20/2006 01:23 PM Pg: 1 of 26

## QUITCLAIM DEED

The Grantor, THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY, an instrumentality and administrative agency of the State of Illinois, created and existing pursuant to the laws of the State of Illinois, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, pursuant to authority given by its Board of Directors, CONVEYS AND QUIT CLAIMS to

the VILLAGE OF SCHILLER PARK, an Illinois Home Rule Municipal Corporation, all of its right, title and interest, in the following described real estate, situated in the County of Cook in the State of Illinois, to wit: T-7-170.1, T-7-259, T-7-260, T-7-261, T-7-262, T-7-263PE, T-264, T-7-266, T-7-267, T-7-268, T-7-229, T-7-270, T-7-275, T-7-276, T-7-277, T-7-278PE, T-7-279, T-7-280, T-7-281, T-7-282, T-7-283 and T-7-284, said parcels legally described as Exhibit "A" and "W" attached hereto and made a part hereof.

PIN: No PIN Number

ADDRESS: Vacant Land – along the north and south sides of Irving Park Road at Wehrman Avenue and Judd Avenue, Schiller Park, IL

The Grantees, their successors and assigns agree not to build or cause to be built or erected upon the subject property any advertising sign directed, whether in whole or part, to users or patrons on the adjacent toll highway.

The parcels were acquired for the Project or roadway purposes, including drainage of Irving Park Road, and that upon conveyance or vacation by the Village of any portion of the Parcels to a private party within 10 years of the closing of this transaction (other than in connection with re-routing, alteration or replacement of Irving Park Road or of the components of the Crystal Creek Flood Control Project), the Village shall reimburse the Tollway for any portion of such Parcels so conveyed or vacated within said 10 year period, at the rate of \$1.10 per square foot, as adjusted for the increase in the Consumer Price Index from January 1, 2005, to the date of such conveyance or vacation.

In the event any portion of the Parcels is required in the future for Toll Highway improvements, the Village will reconvey that portion of such Parcels to the Tollway, provided the Village has not previously conveyed or vacated same.

All the terms, provisions and agreements herein contained shall be covenants running with the land and inure to the benefit of and be binding upon the parties hereto, their successors and assigns.

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Dated this 10th day of MARCH, 2006.

The execution of this deed is authorized by Resolution adopted by the Directors of The Illinois State Toll Highway Authority on July 28, 2005.

Attest:

*Trudy Steinhauser*  
Secretary

THE ILLINOIS STATE TOLL  
HIGHWAY AUTHORITY

BY: *Marilyn F. Johnson*  
Acting Executive Director

*3/9/06*

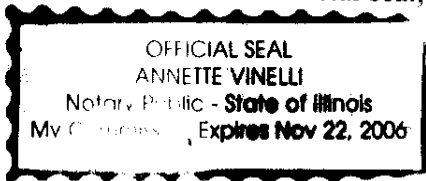
Approved as to Form and Constitutionality

*Liz Madigan*  
Attorney General, State of Illinois

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 Marilyn F. Johnson and Trudy Steinhauser personally known to me to be the Acting Executive Director and Secretary of The Illinois State Toll Highway Authority, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument.

Given under my hand and official seal, this 10th day of MARCH, 2006.



*Annette Vinelli*  
Notary Public

This instrument prepared by The Illinois State Toll Highway Authority, 2700 Ogden Avenue, Downers Grove, IL 60515.

Mail to and send subsequent tax bills to:

Village of Schiller Park  
9526 West Irving Park Road  
Schiller Park, IL 60176

**UNOFFICIAL COPY**

Parcel T-7-170.1  
FEE SIMPLE

That vacated part of the East half of Wehrman Avenue, a 66 foot wide street North of Irving Park Boulevard, the Easterly 33 feet of which lies in Indian Park Estates, the Westerly 33 feet of which lies in Douglas Gardens Addition to Indian Park Estates, all in Section 16, Township 40 North, Range 12, East of the Third Principal Meridian, North of a line which intersects the East boundary of said street 55 feet Northerly from the North line of Irving Park Boulevard and the West boundary of the Easterly 33 feet of said street 70 feet Northerly from the North line of Irving Park Boulevard and South of a line which intersects the East boundary of said street 101.64 feet Northerly from the North line of Irving Park Boulevard and the West boundary of the Easterly 33 feet of said Street 130.00 feet Northerly from the North line of Irving Park Boulevard.

also

Parcel 2:  
That vacated part of the East half of Wehrman Avenue, South of a line which intersects the South West corner of Lot 26 in Indian Park Estates and the West boundary of the Easterly 33 feet of said street 40 feet Southerly from the center line of Montrose Avenue and North of a line which intersects the South boundary of Lot 26 in Indian Park Estates 15 feet Easterly from its South West corner and the West boundary of the Easterly 33 feet of said street 58 feet Southerly from the center line of Montrose Avenue (except that part accruing to Lots 54 and 57 in Subdivision aforesaid) in Cook County, Illinois.

**EXHIBIT "A"**

# UNOFFICIAL COPY

Parcel T-7-259

FEE SIMPLE

That part of Lot 53 in Indian Park Estates, being a subdivision of that part of the East half of the East half of the South West quarter of Section 16, Township 40 North, Range 12, East of the Third Principal Meridian, lying North of the center of Irving Park Boulevard, also that part of the East half of the East half of the North West quarter of Section 16, aforesaid lying South of the North 50 acres of the East half of the North West quarter of said Section 16, South of a line which intersects the East boundary of said Lot, 28.84 feet Southerly from its North East corner as measured along said East boundary, and the North West corner of said Lot, all in COOK COUNTY, ILLINOIS.

EXHIBIT "B"

# UNOFFICIAL COPY

Parcel T--7--260  
FEE SIMPLE

That part of Lot 52 in Indian Park Estates, being a Subdivision of that part of the East half of the East half of the South West quarter of Section 16, Township 40 North, Range 12, East of the Third Principal Meridian, lying North of the center line of Irving Park Boulevard, also that part of the East half of the East half of the North West quarter of Section 16 aforesaid lying South of the North 50 acres of the East half of the North West quarter of Section 16, South of a line which intersects the West boundary of said Lot 28.81 feet Southerly from its North West corner and the East boundary of said Lot 50.00 feet Southerly from its North East corner, all in Cook County, Illinois.

EXHIBIT "C"

Proposed Cook County Clerk's Office

# UNOFFICIAL COPY

Parcel T-7-261

FEE SIMPLE

That part of Lot 51 in Indian Park Estates, being a Subdivision of the East half of the East half of the South West quarter of Section 16, Township 40 North, Range 12, East of the Third Principal Meridian, lying North of the center line of Irving Park Boulevard also that part of the East half of the East half of the North West quarter of said Section 16, South of a line which intersects the East boundary of said lot 50.00 feet Northerly from its South East corner and the West boundary of said lot 50.00 feet Northerly from its South West corner all in Cook County, Illinois

**EXHIBIT "D"**

PROPERTY OF Cook County Clerk's Office

# UNOFFICIAL COPY

Parcel T-7-262

FEE SIMPLE

That part of Lot 50 In Indian Park Estates, being a subdivision of that part of the East half of the East half of the South West quarter of Section 16, Township 40 North, Range 12 East of the Third Principal Meridian lying North of the center line of Irving Park Boulevard, also that part of the East half of the East half of the North West quarter of Section 16 aforesaid lying South of the North 50 acres of the East half of the North West quarter of said Section 16, all in Cook County, Illinois, South of a line which intersects the East boundary of said lot 50 feet Northerly from its South East corner and the West boundary of said lot 50 feet Northerly from its South West corner, all in Cook County, Illinois.

EXHIBIT "E"

PROPRIETARY  
Cook County Clerk's Office

# UNOFFICIAL COPY

Parcel T-7-263  
Permanent Easement

A permanent perpetual and exclusive right and easement for drainage purposes in and to the premises in question for all Toll Highway and highway purposes as condemned in Case No. 57 C 6980 wherein a judgment order was entered on September 9, 1957 as amended October 23, 1957;

That part of Lot 49 in Indian Park Estates, being a Subdivision of that part of the East half of the East half of the South West quarter of Section 16, Township 40 North, Range 12, East of the Third Principal Meridian, lying North of the center line of Irving Park Boulevard, also that part of the East half of the East half of the North West quarter of Section 16 aforesaid, lying South of the North 50 acres of the East half of the North West quarter of said section 16, all in Cook County, Illinois, South of a line which intersects the West boundary of said Lot, 50 feet Northerly from its South West corner and the East boundary of said Lot, 50.81 feet Northerly from its South East corner, in Cook County, Illinois.

EXHIBIT "F"



# UNOFFICIAL COPY

T-7-264

Fee Simple

Parcel No. 1:  
That vacated part of Judd Avenue, a 66 foot wide street in Indian Park Estates and Volk Brothers Home Addition to Schiller Park, all in Section 16, Township 40 North, Range 12 East of the Third Principal Meridian North of a line which intersects the East boundary of said street 27.43 feet Southerly from the North West corner of Lot 10, Block 1, Volk Brothers Home Addition and the West boundary of said street 37.59 feet Southerly from the North East corner of Lot 1, Block 2 Volk Brothers Home Addition and South of the South right of way line of Irving Park Boulevard.  
ALSO

Parcel No. 2:  
That vacated part of Judd Avenue aforesaid South of a line which intersects the East boundary of said street 50.81 feet Northerly from the South West corner of Lot 40 in Indian Park Estates and the West boundary of said street 50.81 feet Northerly from the South East corner of Lot 49 in Indian Park Estates aforesaid and North of the North right of way line of Irving Park Boulevard, (except that part of the premises in question lying North of the centerline of Irving Park Boulevard and West of the centerline of Judd Avenue, and that part of premises in question lying South of the centerline of Irving Park Boulevard and West of the center line of Judd Avenue and that part of premises in question lying South of the center line of Irving Park Boulevard and East of the center line of Judd Avenue).

**EXHIBIT "G"**

# UNOFFICIAL COPY

T-7-265  
FEE SIMPLE

Lot 40 in Indian Park Estates, being a subdivision of that part of the East half of the East half of the South West quarter of Section 16, Township 40 North, Range 12 East of the Third Principal Meridian lying North of the center line of Irving Park Boulevard also that part of the East half of the East half of the North West quarter of Section 16 aforesaid lying South of the North 50 acres of the East half of the North West quarter of said Section 16, all in Cook County, Illinois

**EXHIBIT "H"**

Property of Cook County Clerk's Office

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Parcel T-7-266  
FEE SIMPLE

That part of Lot 39 Indian Park Estates, being a Subdivision of that part of the East half of the East half of the South West quarter of Section 16, Township 40 North, Range 12 East of the Third Principal Meridian, lying North of the center line of Irving Park Boulevard, also that part of the East half of the East half of the North West quarter of Section 16, aforesaid, lying South of the North 50 acres of the East half of the North West quarter of said Section 16 South of a line which intersects the West boundary of said Lot 33.00 feet Southerly from its North West corner (as measured along said West boundary) and the North boundary of said Lot at its North East corner, in Cook County, Illinois

**EXHIBIT "I"**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Parcel T-7-267

FEE SIMPLE

That part of Lot 38 in Indian Park Estates, being a subdivision of that part of the East half of the East half of the South West quarter of Section 16, Township 40 North, Range 12 East of the Third Principal Meridian lying North of the center line of Irving Park Boulevard also that part of the East half of the East half of the North West quarter of Section 16 aforesaid lying South of North 50 acres of the East half of the North West quarter of said Section 16 North of a line which intersects the west boundary of said Lot, 75.00 feet Southerly from its North West corner and the East boundary of said Lot, 37.50 feet Southerly from its North East corner, in Cook County, Illinois.

**EXHIBIT "J"**

PROCESSED BY COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

PARCEL T-7-268

FEE SIMPLE

That part of Lot 37 in Indian Park Estates, being a subdivision of that part of the East half of the East half of the South West quarter of Section 16, Township 40 North, Range 12, East of the Third Principal Meridian, lying North of center line of Irving Park Boulevard, also that part of the East half of the East half of the North West quarter of Section 16 aforesaid lying South of the North 50 acres of the East half of the North West quarter of said Section 16, all in Cook County, Illinois, North of a line which intersects the West boundary of said Lot 37.50 feet Southerly from its North West corner and the North boundary of said lot at its North East corner, in Cook County, Illinois.

**EXHIBIT "K"**

Property of Cook County Clerk's Office

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PARCEL T-7-269

## DESCRIPTION OF PERMANENT DRAINAGE EASEMENT

Area = 0.06 Acre

That part of a 20-foot wide Alley, between Scott Street and Judd Avenue, 100 feet northerly from and parallel to Irving Park Boulevard, in Indian Park Estates, being a subdivision of that part of the east half of the east half of the Southwest Quarter of Section 16, Township 40 North, Range 12 East of the 3rd Principal Meridian, lying north of the center line of Irving Park Boulevard; also that part of the east half of the east half of the Northwest Quarter of Section 16 aforesaid, lying south of the north fifty (50) acres of the east half of the Northwest Quarter of said Section 16, all in Cook County, Illinois, east of a line which intersects the south boundary of said Alley 142.88 feet westerly from its southwest intersection with Scott Street and the north boundary of said Alley 116.22 feet westerly from its northwest intersection with Scott Street; and west of the west line of Scott Street.

EXHIBIT "L"

# UNOFFICIAL COPY

PARCEL T-7-270

FEE SIMPLE

That part of Lot 35 in Indian Park Estates, being a Subdivision of that part of the East half of the East half of the South West quarter of Section 16, Township 40 North, Range 11, East of the Third Principal Meridian lying North of the center line of Irving Park Boulevard also that part of the East half of the East half of the North West quarter of Section 16 aforesaid lying South of the North 50 acres of the East half of the North West quarter of said Section 16, all in Cook County, Illinois South of a line which intersects the South boundary of said Parcel 116.22 feet Westerly from the South East corner of Lot 35 as measured along said South boundary, and the East boundary of said Parcel at the North East corner of Lot 35, in Cook County, Illinois.

EXHIBIT "M"

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Parcel T-7-275

FEE SIMPLE

Lot 10 in Block 2 of Volk Brothers Home Addition to Schiller Park, being a Subdivision of Lots 1 to 11 inclusive in Neermans Addition to Kolze, being a Subdivision of part of the East half of the South West quarter of Section 16, Township 40 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

EXHIBIT "N"

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

Parcel T-7-276

FEE SIMPLE

That part of Lots 8 and 9 in Block 2 in Volk Brothers Home Addition to Schiller Park, being a Subdivision of Lots 1 to 12 inclusive in Wehrmans Addition to Kolze being a Subdivision of part of the East half of the South West quarter of Section 16, Township 40 North, Range 12 East of the Third Principal Meridian, North of a line which intersects the West boundary of said Lots 37.00 feet Southerly from the North West corner of Lot 9 and the East boundary of said Lots 37.00 feet Southerly from the Northeast corner of Lot 8, in Cook County Illinois.

EXHIBIT "O"

Property of Cook County Clerk's Office

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Parcel T-7-277

FEE SIMPLE

Lots 6 and 7 in Block 2 in Volk Brothers Home Addition to Schiller Park being a Subdivision of Lots 1 to 11, inclusive, in Wehrmans Addition to Kolze, being a Subdivision of part of the East half of the South West quarter of Section 16, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

EXHIBIT "P"

Property of Cook County Clerk's Office

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Parcel T-7-278  
Permanent Easement

A perpetual easement in and to the premises in question for the purpose of maintaining a drainage ditch the width of which shall not exceed 3 feet over and upon the premises in question as granted in the grant dated October 31, 1957 and recorded December 9, 1957 as document LR 1772912, described as follows:

That part of Lots 3, 4 and 5 in Block 2 of Volk Brothers Home Addition to Schiller Park, being a subdivision of lots 1 to 11 inclusive in Wehrman's Addition to Kolze, being a subdivision of part of the East half of the South West quarter of Section 16, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, North of a line which intersects the West boundary of said lots, 37.00 feet Southerly from the North West corner of Lot 5 and the East boundary of said lots, 37.00 feet Southerly from the Northeast corner of Lot 3, in Cook County, Illinois

**EXHIBIT "Q"**

# UNOFFICIAL COPY

Parcel T-7-279  
FEE SIMPLE

Lot 2 in Block 2 of Volk Brothers Home Addition to Schiller Park, being a Subdivision of Lots 1 to 11, inclusive, in Wehrman's Addition to Kolze being a Subdivision of part of the East half of the South West quarter of Section 16, Township 40 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

EXHIBIT "R"

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Parcel T-7-280  
FEE SIMPLE

That part of Lot 1 in Block 2 of Volk Brothers Home Addition to Schiller Park, being a Subdivision of Lots 1 to 11 inclusive in Wehrmans Addition to Kolze, being a Subdivision of part of the East half of the South West quarter of Section 16, Township 40 North, Range 12 East of the Third Principal Meridian, North of a line which intersects the West boundary of said Lot 22.5 feet Southerly from its North West corner and the East boundary of said Lot 22.5 feet Southerly from its North East corner in Cook County, Illinois.

**EXHIBIT "S"**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Parcel T-7-281  
FEE SIMPLE

That part of Lots 9 and 10 in Block 1 of Volk Brothers Home Addition to Schiller Park, being a Subdivision of Lots 1 to 11 inclusive in Wehrmans Addition to Kolze being a Subdivision of part of the East half of the South West quarter of Section 16, Township 40 North, Range 12 East of the Third Principal Meridian North of a line which intersects the West boundary of said Lots 27.43 feet Southerly from the North West corner of Lot 10 and the East boundary of said Lots 27.00 feet Southerly from the North East corner of Lot 9 in Cook County, Illinois.

**EXHIBIT "T"**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Parcel T-7-282

FEE SIMPLE

That part of Lots 7 and 8 in Block 1 of Volk Brothers Home Addition to Schiller Park, being a Subdivision of Lots 1 to 11 inclusive in Wehrmans Addition to Kolze, being a Subdivision of part of the East half of the South West quarter of Section 16, Township 40 North, Range 12, East of the Third Principal Meridian North of a line which intersects the West boundary of said Lots 27.00 feet Southerly from the North West corner of Lot 8 and the East boundary of said Lots, 27.00 feet Southerly from the North East corner of Lot 7, in Cook County Illinois.

**EXHIBIT "U"**

Proprietary Cook County Clerk's Office

# UNOFFICIAL COPY

Parcel T-7-283  
Permanent Easement

A permanent easement in and to premises in question for drainage purposes as granted in instrument dated November 27, 1957 and filed December 18, 1957 as document LR 1774216, described as follows:

That part of Lots 5 and 6 in Block 1 of Volk Brothers Home Addition, being a Subdivision of Lots 1 to 11 inclusive in Wehrmans Addition to Kolze, being a Subdivision of part of the East Half of the South West quarter of Section 16, Township 40 North, Range 12, East of the Third Principal Meridian, North of a line which intersects the West boundary of said Lots 27.00 feet Southerly from the North West corner of Lot 6 and the East boundary of said Lots 27.00 feet Southerly from the North East corner of Lot 5, in Cook County, Illinois.

**EXHIBIT "V"**

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

Parcel T-7-284  
Permanent Easement

A permanent easement in and to premises in question for drainage purposes as granted in instrument dated November 27, 1957 and filed December 18, 1957 as document LR 1774236, described as follows:

That part of Lots 1, 2, 3 and 4 in Block 1 of Volk Brothers Home Addition to Schiller Park, being a Subdivision of Lots 1 to 11 inclusive in Wehrmans Addition to Kolze, being a Subdivision of part of the East half of the South West quarter of Section 16, Township 40 North, Range 12, East of the Third Principal Meridian, North of a line which intersects the West boundary of said Lots, 27.00 feet Southerly from the North West corner of Lot 4 and the East boundary of said Lot; 27.43 feet Southerly from the North East corner of Lot 1, in Cook County, Illinois.

**EXHIBIT "W"**

PROCESSED BY COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

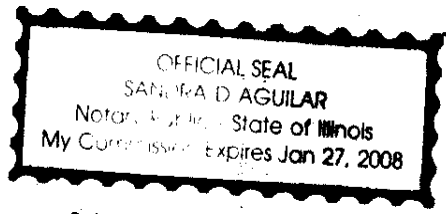
## GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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.

Dated March 7, 2006

Signature: Annette Vinelli  
Grantor or Agent

Subscribed and sworn to before me  
By the said ANNETTE VINELLI  
This 7<sup>th</sup> day of March, 2006  
Notary Public Sandra D. Aguilar

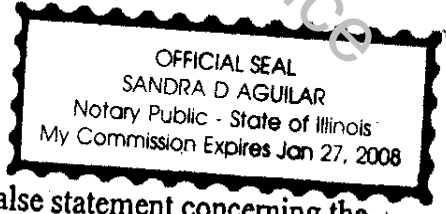


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 March 7, 2006

Signature: Annette Vinelli  
Grantee or Agent

Subscribed and sworn to before me  
By the said ANNETTE VINELLI  
This 7<sup>th</sup> day of March, 2006  
Notary Public Sandra D. Aguilar



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)