

# UNOFFICIAL COPY

Route: U.S. Route 41  
Section: 79th Street to Harbor Avenue  
Job No.: R-88-003-04  
County: Cook  
PINs: 21-30-418-004 and 21-30-418-005  
Parcels: OFV0016 and OFV0017  
Owner: Rocky Ledge Cooperative, Inc.  
Address: 7855-7861 S. South Shore Drive  
Chicago, Illinois 60649



Doc#: 0805018038 Fee: \$36.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/19/2008 10:54 AM Pg: 1 of 7

## WARRANTY DEED

THIS INDENTURE dated X 5/15/07 between **ROCKY LEDGE COOPERATIVE, INC.**, an Illinois not-for-profit corporation, organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, party of the first part, and the **CITY OF CHICAGO**, an Illinois municipal corporation, party of the second part.

WITNESSETH, that the party of the first part, in consideration of the sum of Sixty-Four Thousand and 00/100 Dollars (\$64,000.00), in hand paid by the party of the second part, the receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto the party of the second part, the real property legally described on Exhibit A attached hereto

The party of the first part, without limiting the interest above granted and conveyed, does hereby acknowledge that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including any diminution in value to any remaining property of the party of the first part caused by the opening, improving and using the above-described premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the party of the second part or its agents that may cause damage to the party of the first part's remaining property.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be duly executed in its name and behalf by its president, on day and year first above written.

**ROCKY LEDGE COOPERATIVE, INC.**,  
an Illinois not-for-profit corporation

By: William Mc Neal Jr  
Print name: William McNeal Jr  
Title: President

LL  
JY

EXEMPT PURSUANT TO THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45(B); COOK COUNTY ORDINANCE NO. 93-0-27(B); AND SECTION 3-33-060(B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

ATTEST: [Signature] 2-19-08

# UNOFFICIAL COPY

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 William McNeil, Jr, president of Rocky Ledge Cooperative, Inc., an Illinois not-for-profit corporation, who is 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 he signed, sealed and delivered the instrument as his free and voluntary act, and as the free and voluntary act of the corporation, for the uses and purposes therein set forth, pursuant to the authority given by the Board of Directors of the corporation.

Given under my hand and Notarial seal this 15 day of May, 2007



*[Signature]*  
\_\_\_\_\_  
Notary Public

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
544104 \$0.00  
02/19/2008 10:26 Batch 00703 60

*MAMCO-4443 1 of 3*

**Return to:**  
**Wheatland Title Guaranty**  
**105 W. Veterans Parkway, Yorkville, IL 60560**

THIS INSTRUMENT WAS PREPARED BY,  
AND AFTER RECORDING RETURN TO:

Jory Wishnoff, Esq.  
30 North LaSalle Street  
Suite 1726  
Chicago, Illinois 60602

Grantee's Address and Taxes:  
City of Chicago  
30 North LaSalle Street  
4th Floor  
Chicago, IL 60602

**UNOFFICIAL COPY****EXHIBIT A**

**Route** : US Route 41  
**Section** : 99-B9313-01-PV  
**County** : Cook  
**Job No.** : R-88-003-04  
**Parcel** : OFV0016  
**Station** : Sta. 175+63.80 to Sta. 176+50.57  
**Owner** : Rocky Ledge Coop., Inc.  
**Index No.** : 21-30-418-004

That part of Lot 179 in Division 1 in Westfall's Subdivision of 208 acres, being the east half of the Southwest Quarter and the Southeast Fractional Quarter of Section 30, Township 38 North, Range 15 East of the Third Principal Meridian, according to the plat thereof recorded June 17, 1882 as document number 402991, in Cook County, Illinois, described as follows:

Beginning at the southerly corner of said Lot 179; thence on an assumed bearing of North 39 degrees 19 minutes 40 seconds West along the southwesterly line of said Lot 179, a distance of 86.75 feet to the proposed right of way line; thence South 42 degrees 04 minutes 31 seconds East along the proposed right of way line, a distance of 86.87 feet to the southeasterly line of said Lot 179; thence South 50 degrees 50 minutes 57 seconds West along the southeasterly line of said Lot 179, a distance of 4.16 feet to the point of beginning.

Said parcel containing 0.004 acre, more or less.

**UNOFFICIAL COPY****EXHIBIT A**

**Route** : US Route 41  
**Section** : 99-B9313-01-PV  
**County** : Cook  
**Job No.** : R-88-003-04  
**Parcel** : OFV0017  
**Station** : Sta. 174+63.60 to Sta. 175+63.80  
**Owner** : Rocky Ledge Coop., Inc.  
**Index No.** : 21-30-418-005

That part of Lot 181 in Division 1 in Westfall's Subdivision of 208 acres, being the east half of the Southwest Quarter and the Southeast Fractional Quarter of Section 30, Township 38 North, Range 15 East of the Third Principal Meridian, according to the plat thereof recorded June 17, 1882 as document number 402991, in Cook County, Illinois, described as follows

Beginning at the westerly corner of said Lot 181; thence on an assumed bearing of North 50 degrees 50 minutes 57 seconds East along the northwesterly line of said Lot 181, a distance of 4.16 feet to the proposed right of way line; thence South 42 degrees 04 minutes 31 seconds East along the proposed right of way line, a distance of 100.13 feet to the southeasterly line of said Lot 181; thence South 50 degrees 50 minutes 57 seconds West along the southeasterly line of said Lot 181, a distance of 8.96 feet to the point of beginning.

Said parcel containing 0.015 acre, more or less.

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

}

COUNTY OF COOK

Mark D. Mathewson, being duly sworn on oath, states that he resides at 30 N. LaSalle Street, Suite 1726, Chicago, IL 60602. That the attached deed is not in violation of 765ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

OR

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. 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.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use of right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- ⑦. 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.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. 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.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

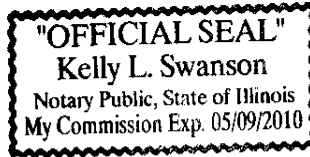
# UNOFFICIAL COPY

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

*Mark D. Halverson*

SUBSCRIBED and SWORN to before me

this 24<sup>th</sup> day of January, 2008.



*Kelly L. Swanson*  
Notary Public

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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.

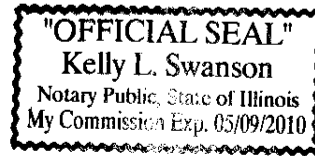
Dated January 24, 2008

Signature:

*Kelly L. Swanson*  
Grantor or Agent

Subscribed and sworn to before me

By the said Agent  
This 24<sup>th</sup> day of January, 2008  
Notary Public Kelly L. Swanson



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 title to real estate under the laws of the State of Illinois.

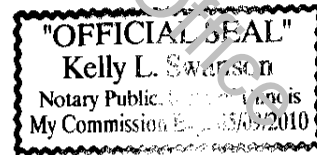
Dated January 24, 2008

Signature:

*Kelly L. Swanson*  
Grantee or Agent

Subscribed and sworn to before me

By the said Agent  
This 24<sup>th</sup> day of January, 2008  
Notary Public Kelly L. Swanson



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.)