

UNOFFICIAL COPY



Doc#: 0823408134 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/21/2008 12:11 PM Pg: 1 of 8

After recording return to:  
First American Title – Donna Koerber  
2101 4<sup>th</sup> Avenue, Suite 800  
Seattle, WA 98121

**SPECIAL WARRANTY DEED  
(BS24)**

THIS INDENTURE, made on the 28 day of July, 2008, but effective as of August 1, 2008 (the "Effective Date") by and between Weyerhaeuser Company, a Washington corporation, successor by merger to Willamette Industries, Inc., an Oregon corporation (hereinafter "Grantor"), and International Paper Company, a New York corporation (hereinafter "Grantee").

WITNESSETH:

THAT Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to it paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents, grant, bargain and sell unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the City of Bedford Park, County of Cook, State of Illinois and described on Exhibit "A" attached hereto and incorporated herein by this reference, subject only to the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns in fee simple forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against Grantor's acts and the lawful claims and demands of all persons claiming by, under or through Grantor.

First American Title Order # 309302 BS24  
HV 1 of 1



**VILLAGE OF BEDFORD PARK  
\$50.00  
REAL ESTATE TRANSFER TAX**

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IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed the day and year first above written.

**Grantor:**

**Weyerhaeuser Company, a**  
Washington corporation, successor by  
merger to Willamette Industries, Inc., an  
Oregon corporation

By: Scott Marshall  
Name: Scott Marshall  
Title: Vice President

ATTEST  
By: G.W. Bjerke  
Name: G.W. Bjerke  
Title: Assistant Secretary



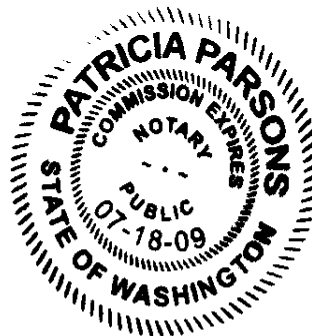
STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF King )

On this 28<sup>th</sup> day of July 2008, before me appeared Scott Marshall and G.W. Bjerke, to me personally known, who being by me duly sworn, did say that they are the Vice President and Assistant Secretary of Weyerhaeuser Company, a Washington corporation, the corporation that executed the within and foregoing instrument and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and that the seal affixed is the corporate seal of said corporation and said Scott Marshall and G.W. Bjerke acknowledged said instruments to be the free act and deed of said corporation.

Patricia Parsons  
Notary Public

King County

My Commission Expires:  
7-18-09



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Tax Parcel No. 19-28-100-050-0000

For Tax Bills:

International Paper Company


P.O. Box 2118

Memphis, TN 38101

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



AUG. 21. 08

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000002125

REAL ESTATE TRANSFER TAX
00704.00
FP 103049

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



AUG. 21. 08

REVENUE STAMP

# 0000002138

REAL ESTATE TRANSFER TAX
00352.00
FP 103052

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## Exhibit "A "

That part of the Northwest 1/4 Section 28, Township 38 North, Range 13, East of the Third Principal Meridian, described as follows:

Beginning at a point on the North line of West 73rd Street, a private street, (being a line 1303.0 feet South of and parallel with the North line of said Northwest 1/4, as measured perpendicularly) 621.01 feet West of the East line of said Northwest 1/4; thence continuing West along said North line of West 73rd Street, 1004.04 feet; Thence North at right angles 1128.0 feet to the South line of right of way of the Public Service Company of Northern Illinois; thence East at right angles along said right of way line, 1004.04 feet; thence South at right angles 1128.0 feet to the place of beginning, except that part thereof conveyed to the Village of Bedford Park by Quit Claim Deed recorded March 19, 1979 as document 24883531 and described as follows:

That part of the Northwest 1/4 of Section 28 aforesaid lying West of the West line of South Lockwood Avenue, as dedicated of a circle which radius is 47.00 feet and which center is the point of intersection of the center line of said South Lockwood Avenue with a line drawn 235.00 feet South of and parallel with the North line of said Northwest 1/4 of Section 28, all in Cook County, Illinois.

Property of Cook County Clerk's Office

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## Exhibit "B" BS24

1. Taxes for the years 2007 (final), 2008 and subsequent years.  
The first installment of the 2007 taxes in the amount of \$201,061.10 is paid.  
The final installment of the 2007 taxes and the 2008 taxes are not yet ascertainable or payable.  
  
Permanent Index Number: 19-28-100-050-0000
2. Grant of perpetual right and water main easement in favor of the Village of Bedford Park, its successors and assigns, contained in the instrument recorded February 22, 2001 as document 0010138766, and the terms and provisions contained therein.
3. Terms, provisions, conditions and limitations of Leaking Underground Storage Tank Environmental Notice recorded May 23, 2001 as document 0010437480.
4. Spur track located along the North line of the land at the Northeast corner.
5. Rights of public and quasi-public utilities to maintain their telephone and electric poles and telephone equipment, and catch basins and sanitary storm manholes on the land as disclosed by survey.
6. Right to maintain overhead and underground electric facilities located on the land as disclosed by letter from Commonwealth Edison Company dated July 31, 1975.
7. Encroachment of fence located mainly on the land over onto the East line by .27 and .15 of a foot at the Southeast corner and over onto the West line by .76 of a foot as disclosed by survey.
8. Rights of way for railroad switch and spur tracks.
9. Unrecorded easements in favor of public and/or quasi-public utility companies and marked with manholes, basins, lights and transformers as disclosed by survey.
10. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin. Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/ACSM land title survey standards for commercial/industrial property.

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
                                               )SS.  
 COUNTY OF COOK )

**BS24**

**Weyerhaeuser Company, a Washington corporation, successor by merger to Willamette Industries, Inc., an Oregon corporation** being duly sworn on oath, states that their offices are located at **33663 Weyerhaeuser Way S. Federal Way, WA 98003**. That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

**Section A. Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.**

**OR**

**Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:**

1. 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;
2. 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;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. 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;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. 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;
9. 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 configurations 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.

***CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.***

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

# UNOFFICIAL COPY

Weyerhaeuser Company, a Washington corporation,  
successor by merger to Willamette Industries, Inc.,  
an Oregon corporation

By: Scott Marshall  
Name: Scott Marshall  
Title: Vice President



SUBSCRIBED AND SWORN to before me  
This 20<sup>th</sup> day of July, 2008

Patricia Parsons  
NOTARY PUBLIC



Proprietary Cook County Clerk's Office

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That part of the Northwest 1/4 Section 28, Township 38 North, Range 13, East of the Third Principal Meridian, described as follows:

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Property of Cook County Clerk's Office