



PREPARED BY:
Harry J. Smith, Jr., Esq.
8259 W. Grand Avenue
River Grove, IL 60171-1539

Doc#: 0824248027 Fee: \$58.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/29/2008 11:53 AM Pg: 1 of 11

MAIL TAX BILL TO:
Village of River Grove
Municipal Building
2621 Thatcher Avenue
River Grove, IL 60171-1698

MAIL RECORDED DEED TO:
Harry J. Smith, Jr., Esq.
Smith, Rickert & Smith
8259 W. Grand Avenue
River Grove, IL 60171-1539

CORPORATE WARRANTY DEED
Statutory (Illinois)

THE GRANTOR(S), **American Legion River Grove Post No. 335, an Illinois Non-Profit Corporation**, created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of **Ten Dollars (\$10.00)** and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to the **Village of River Grove, an Illinois Municipal Corporation**, of 2621 Thatcher Avenue, River Grove, Illinois 60171-1698, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

Lots 80, 81, 82, 83, 84 and 85 in Volk Brothers Carev Estates, being a Subdivision of that part of Lot 3 (lying North of Grand Avenue) in Assessor's Division of the West Half (1/2) of Fractional Section 26, Township 40 North, Range 12, East of the Third Principal Meridian, also Block "G" in Turner Park City, being a Subdivision of Lots 1 and 2 in said Assessor's Division also part of Lot "A" in Wilhelmina Schmidt's Consolidation of part of Lot 3 in said Assessor's Division and part of LaFramboise Reserve, all in Section 26, Township 40 North, Range 12, East of the Third Principal Meridian as per plat thereof recorded July 12, 1924, as Document 8507833, in Cook County, Illinois.

Permanent Index Number(s): 12-26-300-021-0000, 12-26-300-022-0000, & 12-26-300-033-0000
Property Address: 8664 W. Grand Avenue, River Grove, IL 60171-1334

Subject, however, to the general taxes for the year of 2007 2nd installment and thereafter and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 29th Day of August 20 08



American Legion River Grove Post No. 335, an Illinois Non-Profit Corporation

By: Frank B. Stein
Its Commander - Frank B. Stein

Attest: Robert V. Roeing
Its Adjutant or Assistant Adjutant - Robert V. Roeing

Exempt Under 35-ILCS 2001 31-15(b) and the Real Estate Transfer Tax Act, Sec. 4, Par. B, & Cook County Ordinance 93104, Par. B.
Date: 8-29-08

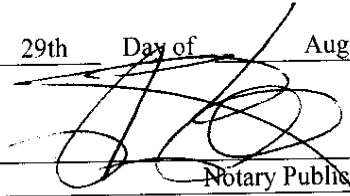
Sign: [Signature]
Attorney's Name
ATG FORM 4110
© ATG (2/05)

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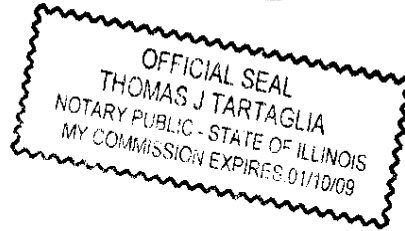
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Frank B. Stein and Robert V. Roeing**, personally known to me to be the Commander and Adjutant or Assistant Adjutant of **American Legion River Grove Post No. 335, an Illinois Non-Profit Corporation**, 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 Commander and Adjutant or Assistant Adjutant, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Executive Committee of said non-profit corporation, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 29th Day of August 20 08



Notary Public
My commission expires: _____



Exempt under the provisions of paragraph _____

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATE

I, the undersigned, certify that I am the duly qualified and acting Village Clerk of the Village of River Grove, Cook County, Illinois (the "Village"), and as such, I am the keeper of the records and files of the Village and its President and Board of Trustees. I further certify as follows:

Attached to this Certificate is a true, correct and complete copy of Village of River Grove Ordinance No. 2008-12, entitled:

AN ORDINANCE ACCEPTING THE OFFER OF THE AMERICAN LEGION POST 335 TO DONATE THE REAL AND PERSONAL PROPERTY OF POST 335 TO THE VILLAGE OF RIVER GROVE

This Ordinance was passed and approved by the Village's President and Board of Trustees on June 19 2008. A true, correct and complete copy of this Ordinance was published in pamphlet form on June 19, 2008.

Given under my hand and official seal at the Village of River Grove, Cook County, Illinois, this 21 day of AUGUST, 2008.

Joseph R. Compell

The Honorable Joseph R. Compell
Village Clerk



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VILLAGE OF RIVER GROVE
COOK COUNTY, ILLINOIS

ORDINANCE # 2008-12

AN ORDINANCE ACCEPTING THE OFFER OF THE AMERICAN LEGION POST 335
TO DONATE THE REAL AND PERSONAL PROPERTY OF POST 335 TO THE
VILLAGE OF RIVER GROVE

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE
VILLAGE OF RIVER GROVE

THIS 19 DAY OF JUNE, 2008

Published by authority of the
President and Board of
Trustees of the Village of River
Grove, Cook County, Illinois
this 19 day of June, 2008.

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**VILLAGE OF RIVER GROVE
COOK COUNTY, ILLINOIS
ORDINANCE # 2008-12**

**AN ORDINANCE ACCEPTING THE OFFER OF THE AMERICAN LEGION POST 335
TO DONATE THE REAL AND PERSONAL PROPERTY OF POST 335 TO THE
VILLAGE OF RIVER GROVE**

WHEREAS, on or about May 22, 2008, pursuant to a duly noticed special meeting of the membership and in accordance with their by-laws, the members of American Legion Post 335 voted unanimously to donate the real property commonly known as 8664 West Grand Avenue, River Grove, Illinois 60171, and certain personal property contained therein, on the specific terms and conditions set forth in the Post Resolution attached hereto and incorporated by reference in its entirety; and

WHEREAS, the Corporate Authorities hereby find that it would be in the best interest of the Village, its residents, and members of Post 335, for the Village of River Grove to accept title to the identified real and personal property.

NOW, THEREFORE, the aforesaid is hereby incorporated by reference and it is hereby ORDAINED by the President and Board of Trustees of the Village of River Grove, County of Cook, State of Illinois, in an open meeting assembled, that:

SECTION 1. The Village of River Grove hereby accepts the offer of the American Legion Post 335 to donate that specific real and personal property identified in the attached Post Resolution, unanimously approved on or about May 22, 2008, subject to the terms and conditions set forth in said resolution.

SECTION 2. The Director of Economic Development and Legal Department are hereby directed and authorized to prepare the necessary transfer and title documents required to convey title to this property from the American Legion Post 335 to the Village of River Grove, and further to reclassify this real property as exempt property with the Cook County Assessor's Office and Treasurer's Office.

SECTION 3. The Chair of the Buildings and Grounds Committee is hereby directed to develop and implement a policy regarding the use and maintenance of this property, which should be in accordance with the policies currently used in regulating the public use of other public facilities, but subject to the rights and entitlements of the American Legion Post 335, as set forth in the attached Post Resolution.

SECTION 4. All ordinances or parts of ordinances in conflict with this Ordinance are repealed, insofar as a conflict may exist.

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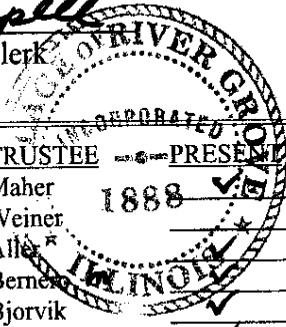
SECTION 5. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Marilynn J. May

 Hon. Marilyn J. May, President

ATTEST *Joseph R. Compell*

 Hon. Joseph R. Compell, Clerk



ORDINANCE NO. 2008-12	TRUSTEE	PRESENT	ABSENT	AYE	NAY
Presented: <u>6-5-2008</u>	Maher	1888 ✓	_____	✓	_____
First Reading: <u>6-5-2008</u>	Weiner	_____	✓	_____	_____
Second Reading: <u>6-19-2008</u>	Allen	_____	_____	✓	_____
Passed: <u>6-19-2008</u>	Bernard	_____	_____	✓	_____
Approved: <u>6-19-2008</u>	Bjorvik	_____	_____	✓	_____
	Tarpey	_____	_____	✓	_____

City of Cook County Clerk's Office

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NOTICE OF SPECIAL MEETING OF THE MEMBERS OF AMERICAN LEGION POST NO. 335, RIVER GROVE, ILLINOIS

To: Each member in good standing of River Grove American Legion Post No. 335

Pursuant the by-laws of the Post and the call by the Executive Committee and Commander of American Legion Post No. 335, an Illinois corporation, you are hereby notified that a Special Meeting of the members of the Post will be held at 7:30 p.m. on, May 22, 2008, at the Post's headquarters located at 8664 West Grand Avenue, River Grove, Illinois 60171.

The sole and limited purpose of the Special Meeting shall be for the members to consider and act upon the attached resolution approving the transfer of the Post property at 8664 West Grand Avenue, River Grove, Illinois, to the Village of River Grove, subject to the terms and conditions set forth in the Resolution. This Resolution has been reviewed and approved by the Executive Committee and is now presented to the membership for action.

In accordance with Article VI of the by-laws of the Post, no other business shall be transacted at this Special Meeting.

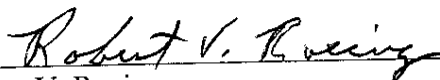
Date of Notice & Mailing: April 25, 2008.



Frank B. Stein, Commander
American Legion Post No. 335

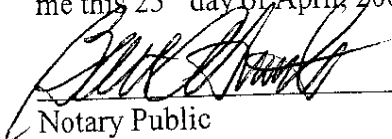
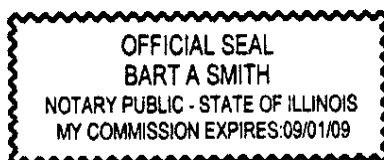
CERTIFICATE OF SERVICE

I, ROBERT V. ROEING, Adjutant of American Legion Post No. 335, on oath, state that I caused to be served a copy of the foregoing NOTICE OF SPECIAL MEETING OF THE MEMBERS OF AMERICAN LEGION POST NO. 335, RIVER GROVE, ILLINOIS, including a copy of the resolution referenced therein, to the members of American Legion Post No. 335, by sending a copy of same by U.S. First Class, and by depositing same in the U.S. Mail located at 2728 Clinton Street, River Grove, Illinois 60171, with proper postage prepaid, on the 25th day of April, 2008, at or before 5:15 p.m. Attached is the Service List which is incorporated by reference.



Robert V. Roeing

Subscribed and sworn to before
me this 25th day of April, 2008.


Notary Public

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AMERICAN LEGION POST NO. 335 RIVER GROVE, ILLINOIS

RESOLUTION CONCERNING THE GIFTING OF REAL PROPERTY

WHEREAS, on April 10, 2008, the Executive Committee of American Legion Post #335 reviewed and approved this Resolution and recommended that the members of this Post approve this Resolution for the reason that the cost of maintaining the headquarters of the Post has substantially increased, Post revenues have diminished to minimal amounts, thereby causing an excessive depletion of the funds of the Post.

WHEREAS, pursuant to Section 5 of Article VI of the By-Laws of the Post, the Executive Committee and Commander have called this Special Meeting of the members and notice of same has been provided to the membership. A copy of said notice is attached hereto.

WHEREAS, the specific and limited purpose of the Special Meeting is to allow the members to consider and act upon this Resolution, and in accordance with the By-Laws, no other business shall be transacted at this Special Meeting.

NOW THEREFORE, BE IT RESOLVED, that the property commonly known as 8664 West Grand Avenue, River Grove, Cook County, Illinois ("Property"), be donated by appropriate deed to the Village of River Grove, Cook County, Illinois, an Illinois municipal corporation ("the Village"), including the improved lot containing the current place of business of American Legion Post #335 and its Auxiliary (collectively "the Post"), and all lots currently used for parking facilities by the Post, subject to the following conditions:

1. The Property shall be used for a public purpose or purposes unless and until such use is no longer economically or physically feasible due to the condition of the Property; and
2. So long as it is economically and physically feasible to use the Property for a public purpose or purposes, the Property shall not be sold to any developer, contractor, or builder; provided, however, if the continued use of the Property is no longer feasible and the Property is not sufficient to accommodate new and improved public facilities, the Village may use the proceeds from the sale of such Property to any private person or entity for the erection and maintenance of new public facilities but such proceeds shall not be deposited into and expended from the general revenue funds of the Village for any other reason; and
3. So long as the Property is used by the Village for a public purpose, the Village shall provide specific space for the exclusive use of the Post, which space shall be agreed upon at a later date but shall include the current "office space" used by the Post and additional area for storage; and, the Post shall be permitted to use other areas of the Property on a non-exclusive basis for meetings and conferences of the Post and in accordance with Village policy regarding use of its public facilities, such as its Senior Citizens Center, Gazebo, and River Front Park. The Post shall be permitted to maintain all pictures and other memorabilia currently maintained on the

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AMERICAN LEGION POST NO. 335 RESOLUTION CONCERNING THE GIFTING OF REAL PROPERTY

Page 2 of 3

Property in its exclusive space on or in the Property, but the Post shall release and waive any and all claims against the Village for any damage, destruction, or other loss of this personal property; and

4. The Village, upon transfer of ownership to the Property, shall be responsible for the maintenance of the improvements upon the Property including the parking lot and building. Maintenance shall include without limitation the payment of electric and gas utilities, insurance, taxes, water and sewer charges, snow plowing, and other repairs necessary to maintain a reasonably safe building and parking lot; and
5. All personal property currently maintained by the Post shall remain the property of the Post, and the Village shall not remove or dispose of such personal property without the written consent of the Post Commander; provided, however, no such personal property shall be used at the Property which results in a liability or potential liability for the Village unless such use is approved in advance by the President of the Village in writing. Such personal property shall include the cooler, stove, sink, ice machine and other appliances located at the Property. With respect to this personal property, the Post further releases and waives any and all claims against the Village for any damage, destruction, or other loss of this personal property; and
6. If the Village subsequently develops a public structure and facilities, either upon this Property or upon other real property, the new public facilities shall include dedicated space for use by the Post, and the Post shall be entitled to use other common public areas of the facilities on a non-exclusive basis, such as meeting rooms, conference centers, etc., in accordance with Village policy and procedures regarding such use. The dedicated space of the Post shall be located upon the first floor of any new facilities or be conveniently located by any elevator so as to make access to and from the Post's space as convenient and practical as reasonably possible for Post members. Additionally, if the Property itself is redeveloped with public facilities, a plaque honoring the Post and acknowledging its gift of the Property to the Village shall be perpetually maintained on the redeveloped property and improvements thereon. The Village agrees to provide and furnish chairs, tables, desks, and other commonly used office furniture for the Post's dedicated space, and such furniture shall be selected by the Post subject to the consent of the Corporate Authorities, which consent shall not be unreasonably withheld; and
7. In the event that the Post ceases to exist due to a lack of membership or as an independent post as a result of a merger with any other American Legion Post, all rights and interests of this Post under its Agreement with the Village shall cease, and all obligations of the Village to this Post shall terminate, with the exception of the plaque required above; and
8. No alcohol, tobacco, or food items may be sold upon the Property, and no alcohol, tobacco or food items may be sold, dispensed, or prepared in any new public facilities except as otherwise allowed under the laws regulating the use of public property.

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AMERICAN LEGION POST NO. 335 RESOLUTION CONCERNING THE GIFTING OF REAL PROPERTY

Page 3 of 3

BE IT FURTHER RESOLVED that upon the passage and approval of this Resolution by the membership, the Commander and Adjutant or Assistant Adjutant are directed and authorized to execute any and all documents necessary to transfer the Property to the Village, all in accordance with the terms and conditions of this Resolution.

This resolution shall be in full force and effect upon the approval of same by two-thirds vote of the members in good standing present and voting at the regular meeting of the Post.

AYES Stanley Kasper
Edward R. T. [unclear]
George [unclear]
Henry [unclear]
Jack [unclear]
William [unclear]
Richard P. White
Robert S. [unclear]
Thomas A. [unclear]

Wayne [unclear]
Frank [unclear]
Robert [unclear]
Joseph E. [unclear]
Paul [unclear]
Frank [unclear]

NAYS _____

PASSED AND APPROVED THIS 24TH DAY OF MAY, 2008.

Frank B. Stein
 Its Commander

ATTEST: Robert V. Roeding
 Its Adjutant or Assistant Adjutant

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.

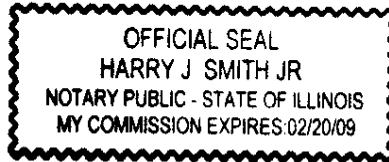
Dated August 29, 2008

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 29th day of August, 2008.

[Handwritten Signature]
Notary Public



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 corporations 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.

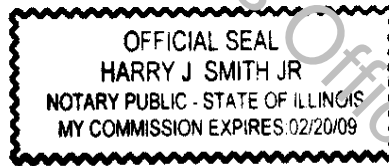
Dated August 29, 2008

Signature: _____

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by said Grantee this 29th day of August, 2008.

[Handwritten Signature]
Notary Public



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.