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1999-12-30 12:17:49  
Cook County Recorder 31.50



09208075



THIS INSTRUMENT  
PREPARED BY AND  
AFTER RECORDING  
MAIL TO:

Wayne S. Gilmartin, Esq.  
Goldberg, Kohn, Bell, Black,  
Rosenbloom & Moritz, Ltd.  
55 E. Monroe St., #3700  
Chicago, Illinois 60603

TICOR TITLE INSURANCE

Property of Cook County Clerk's Office

**SPECIAL WARRANTY DEED**

THIS AGREEMENT made this 2<sup>nd</sup> day of December, 1999, between WILLIAM H. JOHNSTON, JR., party of the first part, and HIGHLAND FIELDS, L.L.C., an Illinois limited liability company, whose address is c/o Wayne S. Gilmartin, 55 East Monroe Street, Suite 3700, Chicago, Illinois 60603, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELFASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all of the real estate, situated in the County of Cook and State of Illinois described on Exhibit A attached hereto and made a part hereof.

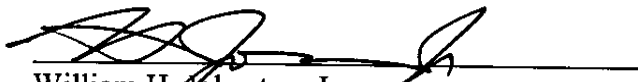
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

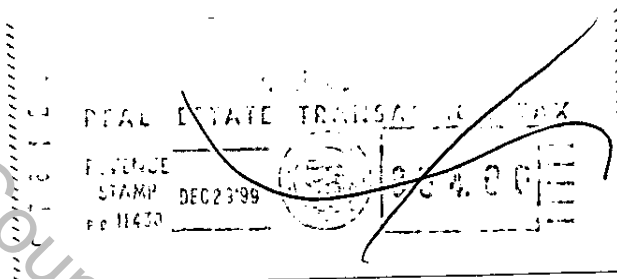
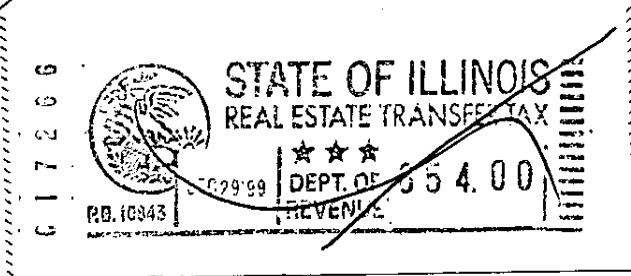
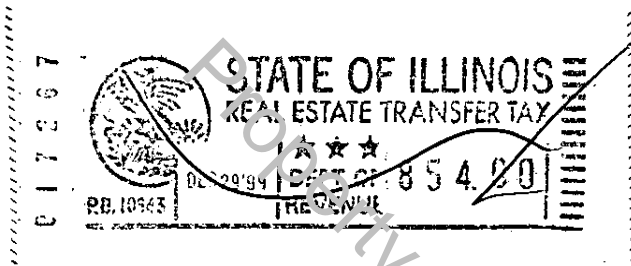
And the party of the first part, for himself, and his successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that he has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under him, he WILL WARRANT AND DEFEND, subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Number: Part of  
23-06-100-001

Address of real estate: Vacant land at 87th and County Line Road, Burr Ridge, Illinois.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused his name to be signed to these presents, the day and year first above written.

  
William H. Johnston, Jr.



Property of Cook County Clerk's Office

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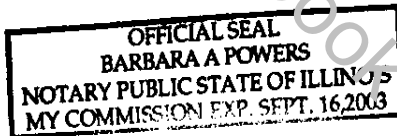
STATE OF ILLINOIS     )  
                                  )     SS.  
COUNTY OF COOK     )

I, Barbara A. Powers, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William H. Johnston, Jr., 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 same instrument as his free and voluntary act and the free and voluntary act of each company for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 2nd day of December, 1999.

Barbara A. Powers  
Notary Public

Commission expires 9/16/2003



## Legal Description

THE NORTH 28 ACRES OF THE WEST 45 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 6; THENCE SOUTH 89°54'48" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 40.00 FEET TO A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 0°00'00" EAST, ALONG SAID PARALLEL LINE, 788.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90°00'00" WEST 239.26 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG A CURVED LINE, CONCAVE EASTERLY AND HAVING A RADIUS OF 1680.00 FEET AND A CHORD THAT BEARS SOUTH 03°36'30" EAST 138.30 FEET, AN ARC DISTANCE OF 138.34 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY, ALONG A CURVED LINE, CONCAVE WESTERLY AND HAVING A RADIUS OF 470.00 FEET, AN ARC DISTANCE OF 48.95 FEET; THENCE SOUTH 0°00'00" EAST 11.74 FEET; THENCE NORTH 90°00'00" EAST 60.00 FEET; THENCE NORTH 0°00'00" EAST 11.74 FEET; THENCE NORTHERLY ALONG A CURVED LINE CONCAVE WESTERLY AND HAVING A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 55.20 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY ALONG A CURVED LINE CONCAVE EASTERLY AND HAVING A RADIUS OF 1620.00 FEET, AN ARC LENGTH OF 161.40 FEET; THENCE SOUTH 88°20'57" EAST 36.73 FEET; THENCE EASTERLY ALONG A CURVED LINE CONCAVE SOUTHERLY, HAVING A RADIUS OF 670.00 FEET, AN ARC LENGTH OF 139.10 FEET TO A POINT OF REVERSE CURVE; THENCE EASTERLY ALONG CURVED LINE CONCAVE NORTHERLY HAVING A RADIUS OF 605.00 FEET, AN ARC LENGTH OF 143.03 FEET; THENCE NORTH 90°00'00" EAST 84.01 FEET TO THE EAST LINE OF SAID WEST 45 ACRES; THENCE SOUTH 0°00'00" EAST ALONG THE LAST DESCRIBED LINE 856.38 FEET TO THE SOUTH LINE OF SAID NORTH 28 ACRES; THENCE NORTH 89°54'48" WEST 698.84 FEET TO SAID LINE 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ¼; THENCE NORTH 0°00'00" EAST ALONG THE LAST DESCRIBED LINE 862.26 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN: *Part of*  
23-06-100-001-0000

Cook County Clerk's Office

## EXHIBIT B

### Permitted Exceptions

1. Taxes for the year 1999 and subsequent years.
2. Rights of the public and of the State of Illinois in and to that part of the land used for 87th Street and County Line Road, now known as Cook DuPage Road, and in and to any other part or parts of said land taken, used or dedicated for roads and highways.
3. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
4. Terms, provisions and conditions as set forth in the Declaration of Covenant in connection with sanitary sewer service, dated May 28, 1987 executed by and between the Village of Willow Springs and William Johnston, etal, recorded June 29, 1987 as Document 87354108.
5. Terms, provisions and conditions as set forth in an Agreement for Sanitary Sewer Service dated May 28, 1987 executed by and between the Village of Willow Springs and William Johnston, etal, recorded June 29, 1987 as Document 87354109.
6. Easement in favor of Illinois Bell Telephone Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 17762170.
7. Easement in favor of Northern Illinois Gas Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 20583750, affecting the South 1/2 of 87th Street.

# UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

09208075

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

Robert Ranguist, being duly sworn on oath, states that  
he resides at Cook County, Illinois. That the  
attached deed is not in violation of 765 ILCS 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 divisions 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 as 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.

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.

Hiland Fields, L.L.C.

By: [Signature]

SUBSCRIBED and SWORN to before me

this 2nd day of Dec, 1999.

[Signature]  
Notary Public

