

# UNOFFICIAL COPY



**SPECIAL  
WARRANTY DEED  
ILLINOIS STATUTORY**

Doc#: 0931457202 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/10/2009 12:58 PM Pg: 1 of 7

11-2 (NA)  
GIT

4397951 GIT/11/10/09/PAJ

The GRANTOR, RIVER PLAINES ASSOCIATES, LLC, an Illinois limited liability company, of 225 West Hubbard Street, Suite 600, Chicago, Illinois 60654, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid Conveys and Confirms unto the GRANTEE, DES PLAINES PARK DISTRICT, 2221 Birch Street, Des Plaines, Illinois 60018, all right, title and interest of Grantor in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

*See Legal Description attached hereto as Exhibit A and made a part hereof.*

TO HAVE AND TO HOLD the Property in fee simple unto Grantee and its successors, heirs and assigns, forever; AND Grantor hereby covenants with Grantee and its successors, heirs and assigns, that Grantor hereby specially warrants the title to said Property and will defend the same against unlawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Grantor does hereby grant, assign and set over to Grantee an easement over the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See Legal Description attached hereto as Exhibit B and made a part hereof.*

TO HAVE AND TO HOLD the said easement to Grantee and to Grantee's successors, heirs and assigns, forever, to use said property solely for the purpose of ingress and egress for vehicular access for maintenance and emergency vehicles only; and for pedestrian access to the general public for the benefit of the Real Estate described in Exhibit A. Said easement shall be limited to the use as aforesaid, and shall not be increased in use if there is any change in ownership or development of the Real Estate described in Exhibit A. Except as herein granted, Grantor shall continue to have the full use and enjoyment of the Real Estate described in Exhibit B.

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

Handwritten initials or mark in the bottom right corner.

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Permanent Real Estate Index Number: 09-16-302-023 and 09-16-302-024 (*affects land & other property*)

Address of Real Estate: 1646 River Street, Des Plaines, Illinois 60018

Dated this 31st day of AUGUST, 2009.

**RIVER PLAINES ASSOCIATES, LLC**

By: **HSP CAPITAL LLC**

Exempt deed or instrument  
eligible for recordation  
without payment of tax.

V. Baumann 9/1/09  
City of Des Plaines

By:   
MICHAEL GLAZIER, Manager

Property of Cook County Clerk's Office

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Exempt under provisions of Paragraph B Section 4  
Real Estate Transfer Act.

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

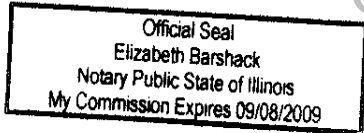
9/1/09

Date

[Signature]  
Buyer, Seller or Representative

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MICHAEL GLAZIER, 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1st day of September 2009.



[Signature] (Notary Public)

**Prepared By:** Daniel M. Loewenstein  
Evans, Loewenstein, Shimanovsky & Moscardini, Ltd.  
130 South Jefferson Street – Suite 500  
Chicago, Illinois 60661

**Mail to:** Daniel M. Loewenstein  
Evans, Loewenstein, Shimanovsky & Moscardini, Ltd.  
130 South Jefferson Street – Suite 500  
Chicago, Illinois 60661

**Name & Address of Taxpayer:** Des Plaines Park District  
2222 Birch Street  
Des Plaines, Illinois 60018

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## EXHIBIT A

IN RIVER PLAINES CONDOMINIUMS, A PLANNED UNIT DEVELOPMENT, OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 2007 AS DOCUMENT 0713615133, IN COOK COUNTY ILLINOIS, THAT PART OF LOT 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 90 DEGREES WEST ALONG THE SOUTH LINE OF SAID LOT 2, 1.82 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTH AND WEST ALONG AN 84.67 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD THAT BEARS NORTH 29 DEGREES 16 MINUTES 45 SECONDS WEST, AN ARC DISTANCE OF 74.93 FEET TO A POINT OF TANGENCY; THENCE NORTH 55 DEGREES 07 MINUTES 09 SECONDS WEST, 164.52 FEET TO A POINT OF CURVATURE; THENCE NORTHWEST AND WEST ALONG A 30.17 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD THAT BEARS NORTH 73 DEGREES 04 MINUTES 04 SECONDS WEST, AN ARC DISTANCE OF 18.90 FEET TO A POINT ON A PERIMETER LINE OF SAID LOT 2 WHICH IS 0.15 FEET NORTHERLY OF A CORNER OF SAID LOT 2; THENCE NORTH 13 DEGREES 36 MINUTES 07 SECONDS WEST ALONG AN EXTERIOR LINE OF SAID LOT 2, 111.06 FEET TO A CORNER OF SAID LOT 2; THENCE NORTH 87 DEGREES 04 MINUTES 40 SECONDS EAST ALONG THE NORTHERNMOST LINE OF SAID LOT 2, 218.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 22 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 2, 281.71 FEET TO THE POINT OF BEGINNING.

*Subject to: General real estate taxes not due and payable, covenants, conditions, and restrictions of record, and building lines and easements, if any.*

Permanent Real Estate Index Number: 09-16-302-023 and 09-16-302-024

Address of Real Estate: 1646 River Street, Des Plaines, Illinois 60018

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## EXHIBIT B

THE EAST THIRTY (30) FEET OF LOT 2 LYING BETWEEN THE SOUTH LINE OF LOT 2 AND THE SOUTH LINE OF LANDS HEREIN CONVEYED TO THE DES PLAINES PARK DISTRICT, IN RIVER PLAINES CONDOMINIUMS, A PLANNED UNIT DEVELOPMENT, OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 2007 AS DOCUMENT 0713615133, IN COOK COUNTY, ILLINOIS AND DEPICTED AS THE CROSS HATCHED AREA OF LOT 2, ON THE DRAWING ATTACHED HERETO AS EXHIBIT C, CONTAINING APPROXIMATELY 1066 SQUARE FEET, MORE OR LESS.

Permanent Real Estate Index Number: 09-16-302-023 and 09-16-302-024

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## STATEMENT BY GRANTOR AND GRANTEE

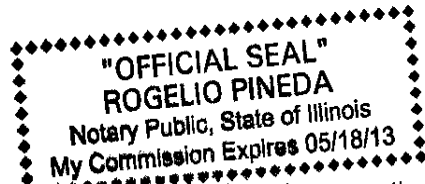
The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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: SEPTEMBER 1 <sup>2009</sup>

X [Signature]  
Signature

Subscribed to and sworn before me this 1 day of September, 2009

[Signature]  
Notary Public



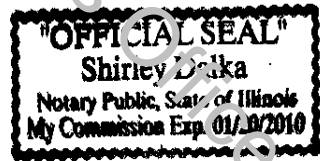
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 hold title to real estate under the laws of the State of Illinois.

Dated: 9.1.09, 19  

X [Signature]  
Signature

Subscribed to and sworn before me this 1st day of September, 2009

[Signature]  
Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY 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 COCK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT)

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## PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTION

State of Illinois )  
                          ) ss  
County of Cook)

Michael Glazier, being duly sworn on oath, states that            he resides at 225 West Hubbard Street, Chicago, Illinois 60654

And further states that: (please check the appropriate box)

- A.  That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- B.  That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

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 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 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 is 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 configuration 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.

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

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 10<sup>th</sup> DAY OF September, 2009.

Melissa Flowers  
Signature of Notary Public



Revised 01-03-2000

Signature of Affiant

River Plaines Associates LLC

By: HSP Capital LLC

By: [Signature]  
Michael Glazier  
Its Manager