

UNOFFICIAL COPY

MAIL TAX BILLS TO:

Scott Rosignal
6238 Daniels Lane
Oak Forest, IL 60452



1011816057D

Doc#: 1011816057 Fee: \$48.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 04/28/2010 02:07 PM Pg: 1 of 7

THIS DOCUMENT WAS PREPARED BY:

Klein Thorpe & Jenkins, Ltd.
20 North Wacker Drive, Suite 1660
Chicago, IL 60606
Jason A. Guisinger, Esq.
4260-004 JAG/HH

AFTER RECORDING RETURN TO:

Recorder's Box 324

[The above space for recording purposes]

THIS DEED IS EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH B SECTION 31-45, OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW AND PARAGRAPH B OF SECTION 7.3 OF THE COOK COUNTY TRANSFER TAX ORDINANCE.

4.27.10
DATE

GRANTOR / GRANTEE OR REPRESENTATIVE

QUIT CLAIM DEED

THE GRANTOR, the City of Oak Forest, an Illinois municipal corporation ("Grantor"), with its principal office address at 15440 S. Central Avenue, Oak Forest, Illinois 60452, for and in consideration of Ten Dollars and No/100ths (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Corporate Authorities of the City of Oak Forest, an Illinois municipal corporation, by these presents does hereby REMISE, RELEASE, CONVEY AND QUIT CLAIM to:

Scott Rosignal (Grantee), as of April 27, 2010 (the "Transfer Date") all of its interest in the following described real estate (the "Subject Property"), situated in City of Oak Forest, County of Cook, State of Illinois, more particularly described as follows, to-wit:

See legal description set forth on Exhibit A, attached hereto and incorporated herein.

Address of Property: Part of Outlot C in Landings Subdivision, Oak Forest, Illinois

Permanent Index Number: 28-08-303-043-0000 (Part of)

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This conveyance is made subject to the following covenants and restrictions:

1. The Grantee accepts the Property in "AS-IS, WHERE-IS" condition, without any representations or warranties of any kind, express or implied, either oral or written made by the Grantor or any agent or representative of the Grantor with respect to the physical, environmental or structural condition of the Property, including, without limitation, layout, square footage, zoning, use and occupancy restrictions, easements, susceptibility to flooding or with respect to the existence or absence of toxic or hazardous materials, substances or wastes in, on, under or affecting the Property. Grantor makes no warranty or representation whatsoever other than as specifically set forth herein and disclaims any implied warranty regarding the fitness for particular purpose, quality or merchantability of the Property or any portion thereof.
2. It is acknowledged by both the Grantor and Grantee that the Landings Subdivision plat, recorded June 27, 1988, as Document 88281884, shows an "Easement for Wetlands Protection Purposes" upon such plat of subdivision, reserved to the City of Oak Forest, for the purposes set forth therein (hereinafter "Easement"). The Grantor makes no representations as to the rights, duties or obligations set forth therein, but hereby agrees, to the extent permitted by law, not to prohibit, limit or otherwise restrict any use of the Property by Grantee pursuant to such Easement, and to forgo the assertion of any and all right or duties that the Grantor may have under said Easement, relative to the specific Property being transferred hereunder. The Grantor and Grantee further agree and acknowledge that the Grantor does not make any representations of any kind on behalf of any other entity or person relative to any rights related to such Easement or regarding any rights which may be held by any other entity or person relative to such Easement.
3. Grantee takes the Property "AS-IS, WHERE-IS" and in so taking Grantee acknowledges and represents that he has inspected and has made such investigation as he deems appropriate into conditions affecting the Property, including, without limitation, the conditions described above. In so doing, Grantee represents that he has retained at Grantee's sole cost and expense, such experts and agents to assist in such due diligence inspections and investigations as he has deemed appropriate.

IN WITNESS WHEREOF, said Grantor has caused this Quit Claim Deed to be executed by its Mayor as of the Transfer Date.

SIGNATURES FOLLOW ON NEXT PAGE

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GRANTOR:
CITY OF OAK FOREST,
AN ILLINOIS MUNICIPAL CORPORATION

ATTEST:

By: X *Hank Kuspa*
Name: Hank Kuspa
Title: Mayor

X *Scott Burkhardt*
Name: Scott Burkhardt
Title: City Clerk

Property of Cook County Clerk's Office

Place Village Seal Above

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 **Hank Kuspa** and **Scott Burkhardt**, are personally known to me to be the **MAYOR AND CITY CLERK**, respectively, of the City of Oak Forest, an Illinois municipal corporation (the "CITY") and also known to me to be the same persons whose names are subscribed to the foregoing instrument and as such MAYOR AND CITY CLERK, appeared before me this day in person and severally acknowledged that as such MAYOR AND CITY CLERK, they signed and delivered the said instrument pursuant to the authority given by the MAYOR AND CITY COUNCIL, and as their free and voluntary act, and as the free and voluntary act and deed of the CITY, for the uses and purposes therein set forth, and that the CITY CLERK, as custodian of the corporate seal of the CITY, has caused the seal to be affixed thereto.

GIVEN UNDER my hand and Notarial Seal this 7th day of APRIL 2010.

Dianne J. Stark
Notary Public

"OFFICIAL SEAL"
DIANNE J. STARK
Notary Public, State of Illinois
My Commission Expires 03/09/2013

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Grantee, by acceptance of this deed, acknowledges and agrees to the above conditions, covenants and restrictions on the Subject Property and the property described in Exhibit A.

Grantee

x Scott Rosignal
Scott Rosignal

STATE OF ILLINOIS

COUNTY OF COOK

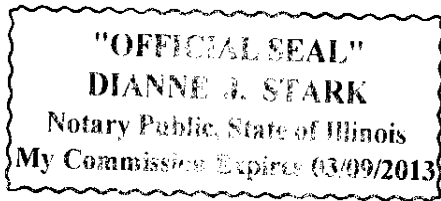
ss:

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that SCOTT ROSIGNAL, 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 and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of April, 2010.

Dianne J. Stark
Notary Public

My commission expires: 3/9/2013



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EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

THAT PART OF OUTLOT C IN LANDINGS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 27, 1988 AS DOCUMENT NUMBER 88281884, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 128 IN SAID SUBDIVISION; THENCE NORTH, ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 128, 63.02 FEET; THENCE WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 33.75 FEET; THENCE SOUTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 7.52 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVED LINE, CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF SOUTH 45° WEST AND A CHORD DISTANCE OF 42.43 FEET, AN ARC DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY; THENCE WEST 9.05 FEET; THENCE SOUTH 36°10'59" WEST 5.93 FEET; THENCE WEST 2.07 FEET; THENCE SOUTH 9°14'48" EAST 20.98 FEET TO THE NORTHWEST CORNER OF SAID LOT 128; THENCE EAST 75.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS AND CONTAINING 3,404 SQUARE FEET THEREIN.

Commonly known as: Part of Outlot C in Landings Subdivision, Oak Forest, Illinois

PIN: 28-08-303-043-0000 (Part-of)

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or its agent affirms that, to the best of its knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust are 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.

City of Oak Forest, an Illinois municipal corporation

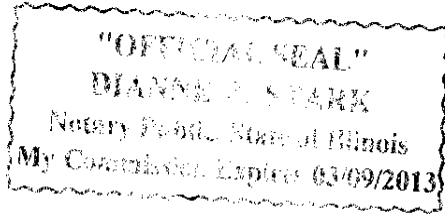
BY: *Hank Kuspa*
NAME: Hank Kuspa, Mayor

ATTEST:

BY: *Scott Burkhardt*
Name: Scott Burkhardt, City Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
this 27 day of APRIL, 2010.

Dianne J. Stark
Notary Public:

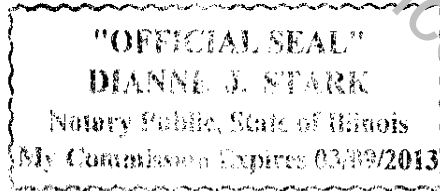


The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Scott Rosignal
Scott Rosignal

SUBSCRIBED AND SWORN TO BEFORE ME
this 27 day of APRIL, 2010.

Dianne J. Stark
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Law.]

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

John Marquart, City Administrator of the City of Oak Forest, 15440 S. Central Avenue, Oak Forest, Illinois 60452, (the "Affiant(s)") being duly sworn on oath, states 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

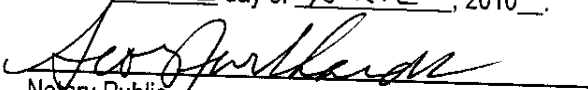
- the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots 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 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 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.

INDICATE WHICH NUMBER ABOVE IS APPLICABLE TO THE ATTACHED DEED.

Affiant(s) further states that Affiant(s) makes this Affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

City of Oak Forest, an Illinois municipal corporation

SUBSCRIBED AND SWORN to before me this 27th day of APRIL, 2010.


Notary Public


John Marquart, City Administrator

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