

# UNOFFICIAL COPY

Owner Southmoor Country Club  
Homeowners' Association, a  
not-for-profit corporation  
Route US 45  
Section 131st St. to 179th St.  
County Cook  
Project No.  
Job No. R-90-004-07  
Parcel No. 0H40082  
P.I.N. No. 23-34-303-016  
Sta. 344+42.00 to  
Sta. 344+77.56  
Address SEC LaGrange Rd. &  
Southmoor Dr., Orland Park,  
IL 60462



Doc#: 1134046021 Fee: \$44.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 12/06/2011 12:42 PM Pg: 1 of 5

## WARRANTY DEED (CORPORATION) (NON-FREEWAY)

This indenture, made this 21st day of September, 2011, by Southmoor Country Club Homeowners' Association, a Corporation, organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, Grantor, and the People of the State of Illinois, Department of Transportation, Grantee;

Witnesseth, that the said Grantor, in consideration of the sum of Twenty One Thousand and no/100 Dollars (\$21,000.00), in hand paid, the receipt whereof is hereby acknowledged does hereby grant, convey and warrant unto the said Grantee the following described real estate in Cook County, Illinois, to-wit:

See Attached Legal Description

The Grantor, without limiting the interest above granted and conveyed, does hereby acknowledge that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the above-described premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or its agents which may cause damage to the Grantor's remaining property.

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IN WITNESS WHEREOF, Grantor has set their hands, this 21st day of September, 2011.

Southmoor Country club Homeowners' Association  
Corporate Name

By: X John E. Gallivan  
Signature

JOHN E. GALLIVAN PRESIDENT  
Print Name and Title

ATTEST:

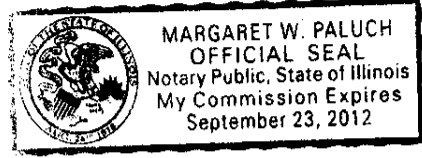
By: William J. Oberts  
Signature

William J. Oberts, Vice President  
Print Name and Title

State of Illinois )  
County of Cook ) ss

I, Margaret W. Paluch, a Notary Public in and for said County in the State aforesaid, do hereby certify that John E. Gallivan, President, and William J. Oberts, Vice President of Southmoor Country club Homeowners' Association, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Vice President, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument of writing as their free and voluntary act, and as the free and voluntary act of said Corporation for the uses and purposes therein set forth, pursuant to authority given by the Board of Directors of said Corporation.

Given under my hand and Notarial Seal this 21st day of September, 2011.



Margaret W. Paluch  
Notary Public

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

9-21-11  
Date

[Signature]  
Buyer, Seller or Representative

This instrument prepared by: Thomas A. Brown, Swanson & Brown, Ltd., 12600 S. Harlem Ave., Suite 202, Palos Heights, IL 60463

Illinois Department of Transportation  
Attn: Land Acquisition  
201 W. Center  
Schaumburg, IL 60196-1096

**RETURN AND**  
Mail Tax Bill to:  
Illinois Department of Transportation  
201 W. Center  
Schaumburg, IL 60196  
**ATTN: JUDY COETESE**

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SEC LAGRANGE RD  
SOUTHMOOR DR.  
ORLAND PARK, IL 60462

Route: U.S. Route 45  
Section: 131st St. to 179th St.  
County: Cook  
Job No.: R-90-004-07

Parcel: OH40082  
Sta. 344+42.00 to Sta. 344+77.56

Owner: Southmoor Country Club  
Homeowners' Association  
Index No.: 23-34-303-016

That part of Open Space J in Southmoor Subdivision Unit 1, being a resubdivision of part of Lot 4 in Southmoor Subdivision, a subdivision in the Southwest Quarter of Section 34, Township 37 North, Range 12 East of the Third Principal Meridian, according to the plat of said resubdivision recorded August 29, 2003 as document no. 0324134197, in Cook County, Illinois, described as follows:

Beginning at the most northerly northwest corner of said Open Space J; thence North 88 degrees 10 minutes 11 seconds East, 30.11 feet (bearings based on Illinois State Plane Coordinate System, East Zone, NAD 1983) along the north line of said Open Space J, said line also being the south line of Southmoor Drive in said Southmoor Subdivision Unit 1; thence South 50 degrees 01 minutes 20 seconds West, 57.34 feet to the east right-of-way line of US Route 45 as dedicated by document no. 0319819056; thence North 01 degrees 40 minutes 21 seconds West, 20.42 feet along said east right-of-way line; thence North 43 degrees 01 minutes 54 seconds East, 21.16 feet along said east right-of-way line to the Point of Beginning.

Containing 0.016 acres.

Prepared February 14, 2011.

Cook County Clerk's Office

RECEIVED  
FEB 23 2011  
PLATS & LEGALS

# UNOFFICIAL COPY

0440082

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS    )  
                                  ) SS  
COUNTY OF COOK    )

Thomas A. Brown, being duly sworn on oath, states that he  
resides at 12600 S. Harlem, Palms Heights, IL  
That the attached deed is not in violation of Section 1  
of chapter 109 of the Illinois Revised Statutes 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 land into parcels or tracts of 5 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 1 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 easements 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.

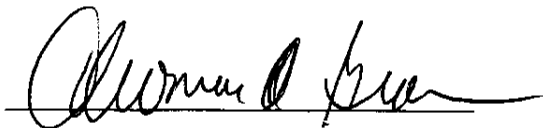
7. The conveyances of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

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 2 parts and not involving any new streets or easements of access.

**CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.**

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



Subscribed and Sworn before me  
this 21 day of SEPT, 20

Margaret W. Paluch  
Notary Public



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0440082

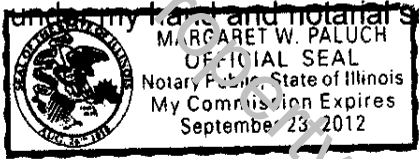
## STATEMENT BY GRANTOR AND GRANTEE

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 9-21, 2011

Signature: X *John E. Gallivan*  
Grantor or Agent

Given under my hand and notarial seal this 21st day of Sept., 2011.



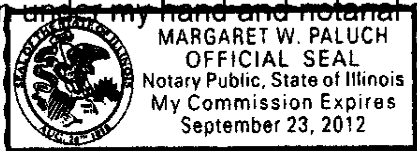
*Margaret W. Paluch*  
Notary Public

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 of 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 9-21, 2011

Signature: *Alvina B*  
Grantee or Agent

Given under my hand and notarial seal this 21st day of Sept., 2011.



*Margaret W. Paluch*  
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 Act.)