

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. 0H40163
P.I.N. No. 23-34-303-017
Sta. 344+77.56 to
Sta. 345+28.06
Address East Side LaGrange Rd. &
Southmoor Dr., Orland Park,
IL 60462



Doc#: 1135546030 Fee: \$42.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 12/21/2011 12:22 PM Pg: 1 of 4

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 Two Thousand and no/100 Dollars (\$22,000.00), 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:

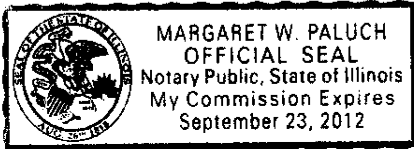
By: X William J. Oberts
Signature

WILLIAM J. OBERTS Vice Pres.
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 Sept., 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

Mail to: 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 CORTESE

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*E SIDE OF 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

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Owner: Southmoor Country Club
Homeowners' Association
Index No.: 23-34-303-017

That part of Southmoor Drive 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 westerly southwest corner of said Southmoor Drive; thence North 01 degrees 37 minutes 41 seconds West, 50.50 feet (bearings based on Illinois State Plane Coordinate System, East Zone NAD 1983) along the east right-of-way line of US Route 45 as dedicated by document no. 03198119056 to the most westerly segment of the north line of said Southmoor Drive, said line also being the south line of Lot 1 in Southmoor Commons Subdivision, recorded January 31, 2007 as document no. 0703106114; thence North 88 degrees 10 minutes 11 seconds East, 30.09 feet along said common line; thence South 01 degrees 39 minutes 27 seconds East, 50.50 feet to the south line of said Southmoor Drive, said line also being the north line of Open Space J in said Southmoor Subdivision Unit 1; thence South 88 degrees 10 minutes 11 seconds West 30.11 feet along said common line to the Point of Beginning.

Containing 0.035 acres.

Prepared February 14, 2011.

RECEIVED
FEB 23 2011
PLATS & LEGALS

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0440163

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.

Thomas A. Brown

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

Margaret W. Paluch
Notary Public

