

UNOFFICIAL COPY



Doc#: 1313512061 Fee: \$58.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/15/2013 10:44 AM Pg: 1 of 11

After recording
this instrument should be
returned to:
Mr. Thomas J. Lester
Hinshaw & Culbertson LLP
P.O. Box 1389
100 Park Avenue
Rockford, Illinois 61105-1389

1 of 2 #89-17-158-21

WARRANTY DEED

GEORGE J. PRIESTER AND ESTHER NOFFKE PARTNERSHIP, L.P., an Illinois limited partnership, whose mailing address is 58 East Hintz Road, Wheeling Illinois 60090 (herein called "Grantor"), for and in consideration of the sum of One and No/100 Dollars (\$1.00) cash and other good and valuable consideration to Grantor paid by **VILLAGE OF WHEELING AND THE CITY OF PROSPECT HEIGHTS**, as joint owners of **CHICAGO EXECUTIVE AIRPORT**, whose mailing address is 1020 South Plant Road, Wheeling, Illinois 60090 (collectively called the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, by these presents does CONVEY and WARRANT unto Grantee, that certain tract of land described as follows for all purposes, together with and all singular, the improvements, fixtures, easements, rights-of-way, licenses, interests, rights and appurtenances appertaining thereto, if any (herein collectively called the "Property"):

See **EXHIBIT A** attached hereto and incorporated herein by this reference.

THIS IS NOT HOMESTEAD PROPERTY.

This Deed is executed by Grantor and accepted by Grantee subject to all encumbrances, instruments and other matters referenced on **EXHIBIT B** attached hereto and incorporated by this reference (herein collectively called the "Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee, its legal representatives, successors and assigns, forever, and Grantor does hereby bind itself and its legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Encumbrances unto Grantee, its legal representatives, successors and assigns.

Exempt under provisions of Paragraph [B], Section [31-45], Real Estate Transfer Act.

DATED: April 18, 2013

Linda A. ...
Buyer, Seller or Representative

[Signatures on following page]

Box 400-CTCC

S Y
P IL
S N
SC Y
IN RY

UNOFFICIAL COPY

WITNESS THE EXECUTION HEREOF as of the 18 day of April, 2013.

GRANTOR:

GEORGE J. PRIESTER AND ESTHER
NOFFKE PARTNERSHIP, L.P., an Illinois limited
partnership

By: Esther E. Noffke
Name: Esther E. Noffke
Its: General Partner

By: The Priester Corporation, an Illinois corporation,
its General Partner

By: Charles E. Priester
Name: Charles E. Priester
Its: President

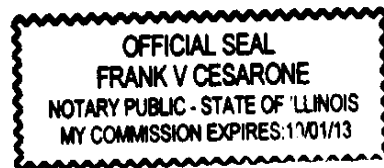
STATE OF ILLINOIS)
)ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do
HEREBY CERTIFY that Esther E. Noffke, personally known to me to be one of the general partners
of GEORGE J. PRIESTER AND ESTHER NOFFKE PARTNERSHIP, L.P., an Illinois limited
partnership, acknowledged that as such partner, being authorized so to do, she executed the foregoing
instrument on behalf of said limited partnership as such partner, as her free and voluntary act, and as
the free and voluntary act of said limited partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of April, 2013

[Signature]
Notary Public

My Commission Expires: 10/1/13



UNOFFICIAL COPY

STATE OF ILLINOIS)
)ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do HEREBY CERTIFY that Charles E Priester, personally known to me to be the president of The Priester Corporation, in its capacity as a general partner of GEORGE J. PRIESTER AND ESTHER NOFFKE PARTNERSHIP, L.P., an Illinois limited partnership, acknowledged that as such president of such corporation, in its capacity as a general partner, being authorized so to do, he executed the foregoing instrument on behalf of said corporation, in its capacity as a general partner of said limited partnership, as his free and voluntary act, and as the free and voluntary act of said corporation, in its capacity as a general partner of said limited partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of April, 2013





Notary Public

My Commission Expires: 10/1/13



This Instrument Prepared by:
Krista L. Kron, Esq.
Fox, Swibel, Levin & Carroll, LLP
200 West Madison Street, Suite 3000
Chicago, Illinois 60606

Mail Fax Bills to:
Chicago Executive Airport
Attn: Airport Manager
1020 South Plant Road
Wheeling, Illinois 60090

| | |
|---|------------------|
| REAL ESTATE TRANSFER | 04/29/2013 |
|   | COOK \$0.00 |
| | ILLINOIS: \$0.00 |
| | TOTAL: \$0.00 |

UNOFFICIAL COPY

Exhibit A
Legal Description

THE SOUTH 111.84 FEET OF THE EAST 707.70 FEET (EXCEPT THE EAST 83.00 FEET THEREOF) OF THE NORTH 383.52 FEET OF THE SOUTH 660.00 FEET OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: part of 03-13-102-038-0000

COMMON ADDRESS: 365 Sumac Road, Wheeling, Illinois 60090-6338

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit B Permitted Encumbrances

1. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2012 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.
2. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE DECLARATION RECORDED AS DOCUMENT 25317362 AND FILED AS LR 3140402 RELATING TO COSTS FOR THE MAINTENANCE, REPAIR, REPLACEMENT, RESTORATION AND RESURFACING OF THE ROAD THEREIN DESCRIBED.
3. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE AGREEMENT REGARDING EASEMENTS DATED JUNE 21, 1983 AND RECORDED AUGUST 8, 1984 AS DOCUMENT 27205802 AND FILED AUGUST 8, 1984 AS LR 3387168 RELATING TO COSTS INCURRED IN MAINTAINING, REPAIRING, REPLACING, RESTORING AND RESURFACING (INCLUDING THE REMOVAL OF SNOW AND ICE AND THE SNOW FLOWING THEREOF) OF SUMAC ROAD, SO AS TO KEEP THE SAME IN A GOOD AND LEVEL CONDITION, FREE OF ALL HOLES AND POTHOLES AND IN MAINTAINING THE DRAINAGE SWALE SO AS TO PERMIT THE FLOW OF STORMWATER THEREIN.
4. PERPETUAL EASEMENT CREATED BY GRANT FROM ALLSTATE INSURANCE COMPANY, CORPORATION ILLINOIS, TO HOUSEHOLD INTERNATIONAL, INC., CORPORATION DELAWARE, DATED JULY 22, 1982 AND RECORDED AUGUST 5, 1982 AS DOCUMENT 26312411, OVER, UNDER AND ACROSS THE SOUTH 5 FEET OF THE NORTH 15 FEET OF THE LAND, FOR THE INSTALLING, MAINTAINING, OPERATING, USING, REPLACING AND RESTORING WATER LINES, UTILITY LINES, TELEPHONE LINES AND STORMWATER SEWER LINES, WHETHER THEN OR THEREAFTER INSTALLED TO SERVE AND FOR THE BENEFIT OF PROPERTY WEST OF AND ADJOINING THE LAND, WITH THE RIGHT OF ACCESS TO THE EASEMENT PARCEL FOR ANY OF THE PURPOSES MENTIONED; AND THE COVENANTS AND CONDITIONS THEREIN CONTAINED.
5. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE SEWERAGE SYSTEM PERMIT RECORDED JUNE 29, 1982 AS DOCUMENT 26274706.
6. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE SEWERAGE SYSTEM PERMIT RECORDED AUGUST 19, 1983 AS DOCUMENT 26741159.
7. PARTIAL EASEMENT CREATED BY GRANT DATED DECEMBER 28, 1979 AND RECORDED JANUARY 11, 1980 AS DOCUMENT 25317362 AND FILED AS DOCUMENT LR 3140402 FROM WHEELING TRUST AND SAVINGS BANK UNDER TRUST NUMBERS 73-252 AND 78-179 TO ALLSTATE INSURANCE COMPANY OVER THE FOLLOWING:

THE SOUTH 68.0 FEET (AS MEASURED AT RIGHT ANGLES) OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTH 528.0 FEET OF THE SOUTH 1188.0 FEET OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF MILWAUKEE AVENUE AND THE NORTH LINE OF THE SOUTH 1188.0 FEET OF SAID NORTH 1/2

UNOFFICIAL COPY

OF SAID SECTION 13: THENCE WEST ALONG SAID NORTH LINE, 831.35 FEET; THENCE SOUTH PERPENDICULAR TO THE LAST DESCRIBED LINE, 460.0 FEET TO A POINT OF BEGINNING OF THE PROPERTY INTENDED TO BE DESCRIBED; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, 581.35 FEET; THENCE NORTH PERPENDICULAR TO THE LAST DESCRIBED LINE, 310.0 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, 285.14 FEET TO THE CENTER LINE OF MILWAUKEE AVENUE; THENCE SOUTHERLY ALONG SAID CENTER LINE, 388.12 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 528.0 FEET OF THE SOUTH 1188.0 FEET OF THE NORTH 1/2 OF SAID SECTION 13; THENCE WEST ALONG SAID SOUTH LINE, 953.0 FEET TO A POINT ON A LINE, SAID LINE BEING DRAWN PERPENDICULAR TO THE NORTH LINE OF THE SOUTH 1188.0 FEET OF THE NORTH 1/2 OF SAID SECTION 13, FROM A POINT IN SAID LINE, SAID BEING 831.35 FEET WEST OF THE INTERSECTION OF THE NORTH LINE OF SAID SOUTH 1188.0 FEET AND THE CENTER LINE OF MILWAUKEE AVENUE; THENCE NORTH ALONG SAID PERPENDICULAR LINE, 68.0 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

8. TERMS, PROVISIONS AND CONDITIONS OF THE AGREEMENT DATED DECEMBER 8, 1986 AND RECORDED DECEMBER 19, 1986 AS DOCUMENT 86609179 MADE BY AND BETWEEN GEORGE J. PRIESTER AND ALL STATE INSURANCE COMPANY RELATING TO: (A) THE RIGHT TO CONNECT TO MANHOLE ON THE LAND; (B) EASEMENT FOR INGRESS AND EGRESS OVER 24 FOOT ENTRANCE TO THE LAND FROM SUMAC ROAD AND PARKING LOT AS SHOWN ON EXHIBIT A. ATTACHED THERETO (C) MAINTENANCE OF SUMAC ROAD (D) PERMANENT EASEMENT FOR ACCESS, INGRESS AND EGRESS, FOR PURPOSES OF PASSAGE OF AIRPLANES ENTERING UPON OR EXITING FROM THE LAND AS SHOWN ON EXHIBIT A ATTACHED THERETO; (E) ALLSTATE SHALL REMAIN A LICENSEE OF GEORGE J. PRIESTER SO LONG AS GEORGE J. PRIESTER OWNS THE LAND.

9. TERMS, PROVISIONS AND CONDITIONS OF THE AMENDED AND RESTATED AIRPORT USE EASEMENT GRANT DATED AS OF AUGUST 1, 1990 MADE BY AND BETWEEN GEORGE J. PRIESTER, GJP PARTNERSHIP, HOUSEHOLD INTERNATIONAL, INC. AND THE VILLAGE OF WHEELING RECORDED DECEMBER 5, 1990 AS DOCUMENT NUMBER 90590748, AMENDING AND RESTATING THE AIRPORT USE EASEMENT GRANT RECORDED AUGUST 9, 1982 AS DOCUMENT NUMBER 26312417, AS CORRECTED BY INSTRUMENT RECORDED MAY 16, 1983 AS DOCUMENT NUMBER 26606716.

(AFFECTS THE LAND AND OTHER PROPERTY)

10. TERMS, PROVISIONS, CONDITIONS, AND LIMITATIONS AS CONTAINED IN AN INSTRUMENTS RECORDED MARCH 18, 1996 AS DOCUMENT 96206913 AND OCTOBER 25, 1996 AS DOCUMENT 96752045 RELATING TO NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION.

(AFFECTS THE LAND AND OTHER PROPERTY)

11. PLAT OF ANNEXATION FOR THE WHEELING PARK DISTRICT RECORDED DECEMBER 22, 2003 AS DOCUMENT NUMBER 0335639065 AND DECEMBER 29,

UNOFFICIAL COPY

2003 AS DOCUMENT NUMBER 0336344116, AND THE TERMS AND PROVISIONS THEREOF.

(AFFECTS THE LAND AND OTHER PROPERTY)

12. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor(s) or their agent affirms to the best of their knowledge that the name of the grantee(s) 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: April 18, 2013.

Signature: Charles E. Rustin
Grantor or Agent

Subscribed and sworn to before me by the said Grantor or Agent this 18 day of April, 2013.

Notary Public [Signature] (Seal)



The grantee(s) or their agent affirms and verifies that the name of the grantee(s) 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.

Dated: April ____, 2013.

Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said Grantee or Agent this ____ day of April, 2013.

Notary Public _____ (Seal)

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.]

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor(s) or their agent affirms to the best of their knowledge that the name of the grantee(s) 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: April _____, 2013.

Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said Grantor or Agent this _____ day of April, 2013.

Notary Public _____ (Seal)

The grantee(s) or their agent affirms and verifies that the name of the grantee(s) 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.

Dated: April 23, 2013.

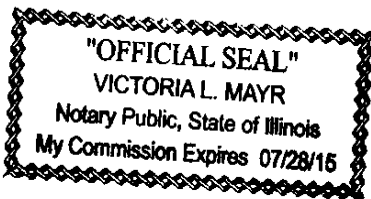
Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee or Agent this 23rd day of April, 2013.

Notary Public [Handwritten Signature: Victoria L. Mayr] (Seal)

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.]



UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

SS

COUNTY OF COOK

George J. Priester and Esther Noffke Partnership, L.P., an Illinois limited partnership, being duly sworn on oath, states that they be located at 58 East Hintz Road, Wheeling, 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 grantor owns 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.

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.

[Signatures on following page]

UNOFFICIAL COPY

GEORGE J. PRIESTER AND ESTHER NOFFKE PARTNERSHIP,
L.P., an Illinois limited partnership

By: Esther E. Noffke

Name: Esther E. Noffke

Its: General Partner

Subscribed to before me this 18 day of April, 2013.



[Signature]
Notary Public

By: The Priester Corporation, an Illinois corporation,
its General Partner

By: Charles E. Priester

Name: Charles E. Priester

Its: President

Subscribed to before me this 18 day of April, 2013.



[Signature]
Notary Public

Property of Cook County Clerk's Office