

14251044

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WARRANTY DEED

THE GRANTOR, WESTERN SPRINGS PARK DISTRICT, a municipal corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of **TEN AND NO/100 (\$10.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand

Doc#: 1418249061 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/01/2014 02:20 PM Pg: 1 of 4

paid, and pursuant to authority given by the Board of Commissioners of said corporation **CONVEYS and WARRANTS** to the trustees of the following governing entity:

**TOWNSHIP TRUSTEES OF SCHOOLS TOWNSHIP 38 NORTH, RANGE 12 EAST**, currently of 930 Barnsdale Road, LaGrange Park, Illinois 60526

the following described Real Estate situated in the County of **COOK** in the State of **Illinois**, to wit:

**SEE ATTACHED FOR LEGAL DESCRIPTION**

Subject to (a) General Real Estate Taxes due and payable after date hereof; (b) Special Assessments confirmed after the date of closing; (c) Building, building line and use and occupancy restrictions, conditions and covenants of record; provided the same are not violated by the existing improvements or the present use thereof; (d) zoning laws and ordinances of which there are no violations; (e) easement for the use of public utilities, if any; (f) roads and highways; (g) drainage ditches, feeders or laterals, if any.

Permanent Real Estate Index Number(s): SEE ATTACHED

**FOR RECORDER'S INDEX PURPOSES, INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE:** VACANT LAND

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 27<sup>th</sup> day of June, 2014.

**WESTERN SPRINGS PARK DISTRICT**

BY: Walter Knake  
Walter Knake, President

ATTEST: Maribeth Newell  
Maribeth Newell, Secretary

Acquest Title Services, LLC

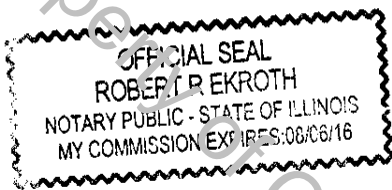


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STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **WALTER KNAKE**, personally known to me to be the President of the **Western Springs Park District**, a municipal corporation, and **MARIBETH NEWELL**, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Vice President, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Commissioners of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of June, 2014.



*Robert R. Ekroth*

NOTARY PUBLIC

My Commission Expires \_\_\_\_\_

Exempt under the provisions of §(b) of the "Real Estate Transfer Tax Act" (35 ILCS 200/31-45).

6/27/14  
Date

*Robert R. Ekroth*  
Buyer, Seller or Representative

**THIS INSTRUMENT WAS PREPARED BY:**

ROBERT R. EKROTH  
Robert R. Ekroth Law Office, Inc.  
15 Salt Creek Lane, Suite 122  
Hinsdale, IL 60521

**MAIL RECORDED DEED TO:**

*Edward King  
905 W. Hillgrove Ave #4  
La Grange, IL 60525*

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PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

**PARCEL 1:**

THAT PART OF LOTS 1 AND 2 IN BLOCK 27 IN FIELD PARK, BEING A SUBDIVISION OF THE WEST FIVE-EIGHTHS OF THAT PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 22, 1917 AS DOCUMENT NO. 6138586 AND LOTS 50 THROUGH 54 IN THE RESUBDIVISION OF LOTS 3 AND 4 IN BLOCK 27 IN SAID FIELD PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1921 AS DOCUMENT NO. 7165448, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 87 DEGREES 46 MINUTES 42 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 10.00 FEET; THENCE SOUTH 02 DEGREES 03 MINUTES 28 SECONDS EAST, 63.27 FEET; THENCE SOUTH 27 DEGREES 21 MINUTES 13 SECONDS EAST, 25.84 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 52 SECONDS EAST, 110.16 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2 ALSO BEING THE WEST LINE OF ELLINGTON AVENUE; THENCE SOUTH 02 DEGREES 03 MINUTES 59 SECONDS EAST THE EAST LINE OF SAID LOTS 2 AND 54 ALSO BEING THE WEST LINE OF ELLINGTON AVENUE, 164.32 FEET TO SOUTHEAST CORNER OF LOT 54 ALSO BEING A POINT ON THE NORTHERLY LINE OF HILLGROVE AVENUE; THENCE SOUTH 72 DEGREES 57 MINUTES 13 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOTS 50 THROUGH 54 ALSO BEING THE NORTHERLY LINE OF HILLGROVE AVENUE, 135.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 50; THENCE NORTH 02 DEGREES 03 MINUTES 28 SECONDS WEST ALONG THE WEST LINES OF SAID LOT 50, LOT 1 AND LOT 2 A DISTANCE OF 286.70 FEET TO SAID NORTHWEST CORNER OF SAID LOT 1 ALSO BEING THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

PART OF LOTS 9, 10 AND 11 IN BLOCK 9 IN FOREST HILLS COMMERCIAL PARK DISTRICT SUBDIVISION OF BLOCKS 5, 6, 7, 8, 17, 18, 19, 20, 29, 30, 31, 32, 41, 43 AND 44 IN "FOREST HILLS" OF WESTERN SPRINGS, A SUBDIVISION OF THE EAST HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 87 DEGREES 50 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 48.50 FEET; THENCE NORTH 02 DEGREES 14 MINUTES 57 SECONDS WEST, 235.63 FEET; THENCE NORTH 87 DEGREES 50 MINUTES 36 SECONDS EAST, 48.50 FEET TO A POINT ON THE EAST LINE OF SAID LOT 11; THENCE SOUTH 02 DEGREES 14 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF SAID LOTS 9, 10 AND 11 FOR A DISTANCE OF 235.63 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9, SAID POINT ALSO BEING THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TAX NUMBERS: 18-05-303-003-0000 (AFFECTS THAT PART OF LOT 1 OF PARCEL 1 AND OTHER PROPERTY), 18-05-303-004-0000 (AFFECTS THAT PART OF LOT 2 OF PARCEL 1 OTHER PROPERTY), 18-05-303-018-0000 (AFFECTS LOTS 50 TO 54 OF PARCEL 1), 18-07-219-002-0000 (AFFECTS THAT PART OF LOT 11 IN BLOCK 9 AND OTHER PROPERTY OF PARCEL 2), 18-07-219-003-0000 (AFFECTS THAT PART OF LOT 10 IN BLOCK 9 AND OTHER PROPERTY OF PARCEL 2) AND 18-07-219-004-0000 (AFFECTS THAT PART OF LOT 9 IN BLOCK 9 AND OTHER PROPERTY OF PARCEL 2)

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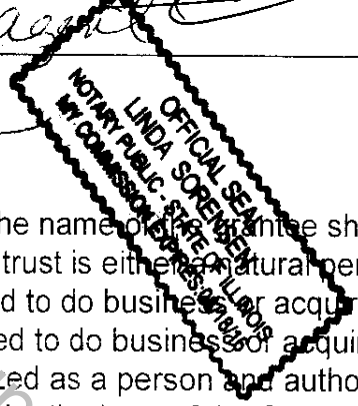
## Statement by Grantor and Grantee

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 June 27, 2014 Signature [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said agent this 27  
day of June, 2014

Notary Public [Handwritten Signature]

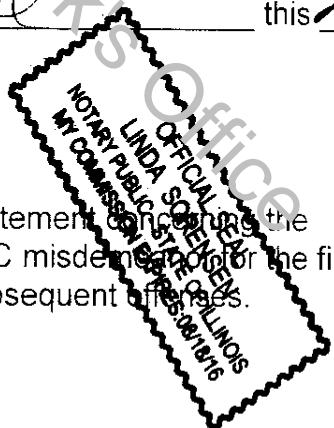


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated June 27, 2014 Signature [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said agent this 27  
day of June, 2014

Notary Public [Handwritten Signature]



NOTE: Any person who knowingly submits a false statement or 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.