

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Upon Recording Mail to:  
Illinois State Toll Highway Authority  
Attn: Land Acquisition Manager  
2700 Ogden Avenue  
Downers Grove, IL 60515

Tollway Parcel: NW-6B-13-001 & .01P  
& .02A

PIN(s): 06-02-200-015; 06-02-100-008;  
01-34-302-003; 01-34-302-002



Doc#: 1510308403 Fee: \$44.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/13/2015 01:42 PM Pg: 1 of 4

THE GRANTOR, Allstate Insurance Company, an insurance 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, for and in consideration of Forty Five Thousand Nine Hundred Fifty (\$45,950.00) and other good and valuable considerations in hand paid, GRANTS, BARGAINS, CONVEYS AND SPECIALLY WARRANTS to the Illinois State Toll Highway Authority, an Instrumentality and Administrative Agency of the State of Illinois, GRANTEE, with principal offices at 2700 Ogden Avenue, Downers Grove, Illinois 60515, any and all existing legal and equitable right title and interest of the Grantor and without limitation any and all after-acquired title in the following described real estate situated in the County of Cook in the State of Illinois, together with all improvements thereon and rights and appurtenances with respect thereto, including but not limited to all rights of way, tenements, hereditaments, easements, minerals and mineral rights, water and water rights, utility capacity gaps, strips, gores and appurtenances, if any, in any way belonging or appertaining to the land and the improvements (the "Premises"):

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT ATTACHED HERETO

THIS IS NOT HOMESTEAD PROPERTY.

PIN: 06-02-200-015; 06-02-100-008; 01-34-302-003; 01-34-302-002  
COUNTY: Cook  
ADDRESS: 51 West Higgins Road, South Barrington, Illinois 60010

Grantor covenants to the Grantee, its successors and assigns that the premises are free and clear from any and all encumbrances made, done or suffered by the Grantor subject only to the permitted exceptions attached hereto in Exhibit B (Permitted Exceptions).

TO HAVE AND TO HOLD the Premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and it is agreed that Grantor and Grantor's successors and assigns are hereby bound to warrant and forever defend title to the Premises against claims, all and singular, against every claim and every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor.

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The Grantor, without limiting the interest above granted and conveyed, does hereby release the Grantee, its successors and assigns, forever, from all claims arising out of this acquisition as all such have been settled, including without limitation any diminution of value to any remaining property of the Grantor, its successors, lessees, mortgagees and assigns by reason of improving, operating and maintaining the above-described premises for toll highway purposes. And for the consideration hereinabove stated said Grantor also, sells, conveys, transfers and relinquishes to the Grantee any and all rights that Grantor possesses including but not limited to existing, future or potential easements of access or rights of access, crossing, light, air and/or view, to, from, or over the premises herein described and toll highway I-90 including mainline pavement, ramps, drainage ditches, and structures from or to any remaining real property of the Grantor abutting said toll highway.

**EXEMPT FROM ILLINOIS TRANSFER TAX PURSUANT TO 35ILCS 200/31-45(b)**

AVENUE 91315

In witness whereof, the undersigned corporation, not personally but as its officer as aforesaid, has caused these presents to be signed by its Officer and its corporate seal to be hereunto affixed and attested by its Officer this 11<sup>th</sup> of March, 2015.

Allstate Insurance Company and not personally

Attest: Teresa A. Spiedel  
Teresa A. Spiedel  
Print Name and Title

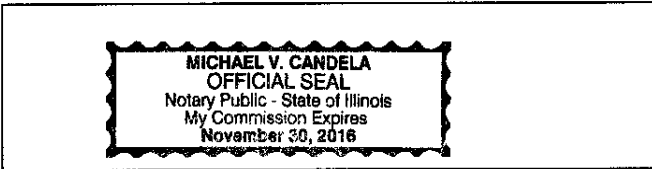
By: [Signature]  
MICHAELA A. THOMAS  
Print Name Vice President  
Administration and Real Estate

State of Illinois  
County of Cook

)  
) ss  
)

This instrument was acknowledged before me on March 10, 2015, by Michael A. Thomas, as Authorized Signatory and [Signature], as [Signature] of Teresa A. Spiedel of Allstate Insurance Company. Witness

[Signature]  
Notary Public



Commission Expires: 11/30/2016

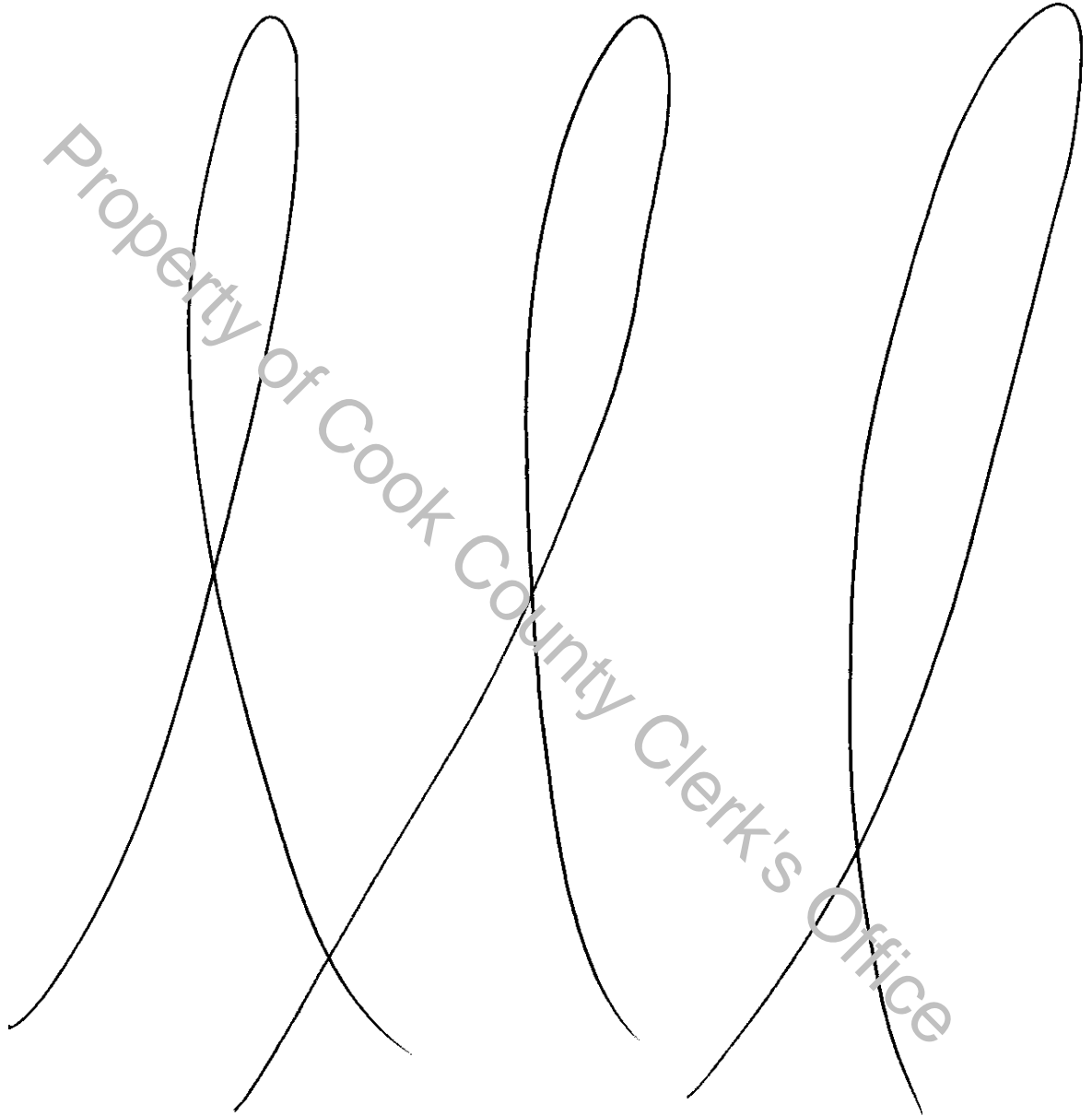
Imprint Seal in Box

This instrument was prepared by: J. Steve Santacruz Santacruz Land Acquisitions 2650 Valor Drive Glenview, IL 60026	Mail Subsequent Tax Bills to: Annette Vinelli The Illinois State Toll Highway Authority 2700 Ogden Ave. Downers Grove, IL 60515
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## EXHIBIT B – PERMITTED EXCEPTIONS

NONE.



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## LEGAL DESCRIPTION

ROUTE: NW  
SECTION: 6B  
COUNTY: COOK  
JOB#: I-11-4017  
PARCEL: NW-6B-13-001  
STATION: 3175+00.00 TO 3178+28.34  
OWNER: Allstate Insurance Company  
PIN: 06-02-200-015

NW-6B-13-001

THAT PART OF THE WEST HALF OF LOT TWO OF THE EAST HALF OF FRACTIONAL SECTION 2, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION, DATED JANUARY 22, 1958, AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 1778493 (EXCEPTING THEREFROM THAT PART THEREOF LYING EAST OF THE EAST LINE EXTENDED SOUTH OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN), BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD83 (2007 ADJUSTMENT), ALL DISTANCES ARE GRID, ALL AREAS ARE GROUND, THE COMBINED FACTOR FOR CONVERTING FROM GRID TO GROUND IS 1.00004750, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 03 MINUTES 41 SECONDS WEST, ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE WEST HALF OF SAID SECTION 34, A DISTANCE OF 26.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 03 MINUTES 41 SECONDS WEST, CONTINUING ON SAID SOUTHERLY EXTENSION, 29.87 FEET TO THE EXISTING I-90 TOLLWAY RIGHT OF WAY PER DOCUMENT NO. 1778493; THENCE SOUTH 89 DEGREES 50 MINUTES 56 SECONDS WEST, ON SAID EXISTING RIGHT OF WAY LINE, 328.24 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 57 SECONDS WEST, 24.85 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 38 SECONDS EAST, 300.00 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 22 SECONDS WEST, 5.00 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 38 SECONDS EAST, 28.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.191 ACRES, OR 8,303 SQUARE FEET, MORE OR LESS.