

# UNOFFICIAL COPY



RECORDING REQUESTED BY:

WHEN RECORDED MAIL ~~FEES DUE~~ ~~AND~~  
TAX STATEMENT TO:

Name: *DES PLAINES PARK DIST*

Street Address: *2222 Birch ST*  
City: *DPS PLAINES*  
State & Zip: *IL 60018*

Title Order No.: \_\_\_\_\_ Escrow No.: \_\_\_\_\_

Doc#: 1527510069 Fee: \$46.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/02/2015 12:24 PM Pg: 1 of 5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

THE CITY OF DES PLAINES, An Illinois Home Rule Municipal Corporation, ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by THE DES PLAINES PARK DISTRICT, an Illinois Park District organized and existing under the Illinois Park District Code 70ILCS/205/1-1 et seq. ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does REMISE, RELEASE, ALIENATE, GRANT, BARGAIN, SELL and CONVEY unto Grantee FOREVER all of Grantor's right, title and interest in and to that certain parcel of land located in Cook County, Illinois and legally described in Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges, hereditaments and appurtenances pertaining thereto and the reversion or reversions, remainder or remainders, rents, issues and property thereof and all the estate, right, title, interest, claim or demand whatsoever of Grantor either at law or in equity in and to the subject premises (herein collectively called the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters listed on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon, all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

If any term or provision of this Deed or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Deed or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Deed shall be valid and enforced to the fullest extent permitted by law.

Exempt deed or instrument  
eligible for recordation  
without payment of tax.

*S. Brown* 9/10/15  
City of Des Plaines

Robm Ltd 008976797 (1000)

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IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the 10 day of September, 2015.

**GRANTOR:**

the City Of Des Plaines, an Illinois home rule municipal corporation

By: 

Name: Michael Bartholomew

Title: City Manager

[STATE OF ILLINOIS §  
COUNTY OF COOK §

This instrument was acknowledged before me this 10 day of September, 2015, by Michael Bartholomew, City Manager of the City of Des Plaines, an Illinois home rule municipal corporation, on behalf of said City of Des Plaines.

(SEAL)



Notary Public in and for State of Illinois

MANUELA RAMIREZ

Print name of notary

My Commission Expires: 10/09/17

Prepared by:

Peter M. Friedman  
Holland & Knight LLP  
131 S. Dearborn, 30<sup>th</sup> Floor  
Chicago, IL 60603

*MAIL TO: RONALD SPERHOLLE  
2300 BARRINGTON RD  
#220  
HOFFMAN ESTATES IL  
60169*

REAL ESTATE TRANSFER TAX 22-Sep-2015



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

09-20-109-023-0000 | 20150901628611 | 1-716-002-688

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**EXHIBIT A**  
**To Deed**

**LEGAL DESCRIPTION**

LOT 5 IN BLOCK 4 IN SUNSET GARDENS, BEING W.L. PLEW & CO.'s SUBDIVISION OF THE EAST 503 FEET, MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-20-109-023-0000

COMMON ADDRESS: 968 Second Avenue, Des Plaines, IL

Property of Cook County Clerk's Office

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**EXHIBIT B**  
**To Deed**

1. Real property taxes and assessments for the year 2015 and thereafter, not yet due and payable.
2. Zoning and other regulatory laws and ordinances affecting the Property.
3. Matters that would be disclosed by a current survey.
4. Easements, rights of way, limitations, conditions, covenants, restrictions, and all other matters whether or not of record.

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

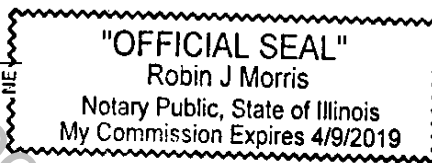
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee as shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 this 15 day of September, 2015.

Signature: [Signature]  
Grantor or Agent  
attay for City of Peoria

SUBSCRIBED and SWORN to before me by said Grantor this 15th day of Sept, 2015.

[Signature]  
Notary Public



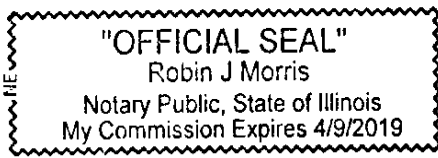
The grantee or his agent affirm and verifies that the name of the grantee as shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 this 15 day of SEPTEMBER, 2015.

Signature: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me by said Grantee this 15th day of Sept, 2015.

[Signature]  
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.]