

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 1608322016 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/23/2016 09:26 AM Pg: 1 of 4

Return to:
Wheatland Title Guaranty
105 W. Veterans Parkway, Yorkville, IL 60560
MRW - 201503-12339 1 of 1

This space for Recorder's use only

THE BELT RAILWAY COMPANY OF CHICAGO, an Illinois corporation ("Grantor"), for and in consideration of \$10.00, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to the **CITY OF CHICAGO**, an Illinois municipal corporation ("Grantee"), all interest in the real property legally described and identified as follows:

THE NORTH 367 FEET OF THE SOUTH 407 FEET OF THE WEST 120 FEET OF THE EAST 183 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 19-15-303-006 (pt.)
19-15-500-003 (pt.)

Address: Railroad right-of-way east of S. Knox Ave. and north of 63rd Street
Chicago, Illinois

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed in its name and behalf by its president, this 16th day of February, 2016.

THE BELT RAILWAY COMPANY OF CHICAGO,
an Illinois corporation

By: [Signature]
Patrick J. O'Brien, its president

This document was prepared by:

Jory Wishnoff
30 North LaSalle Street
Suite 2400
Chicago, Illinois 60602

EXEMPT PURSUANT TO THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45(b) AND SECTION 3-33-060(b) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

[Signature]
Jory Wishnoff, attorney for Grantee

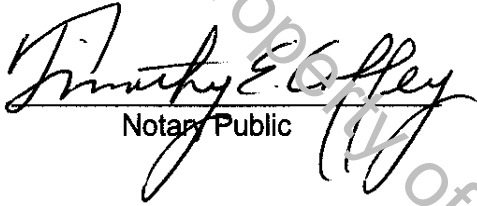
[Signature]

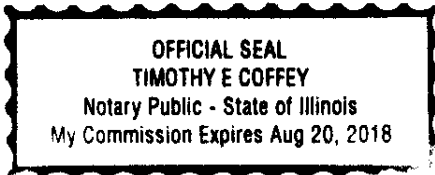
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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, Timothy E. Coffey, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Patrick J. O'Brien, personally known to me to be the president of the corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and being first duly sworn by me acknowledged that he signed and delivered the instrument as his free and voluntary act and as the free and voluntary act of the corporation for the uses and purposes set forth.

GIVEN under my hand and notarial seal this 16th day of February, 2016.




 Notary Public



REAL ESTATE TRANSFER TAX		23-Mar-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

19-15-500-003-0000 | 20160201673478 | 0-766-129-728

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		23-Mar-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

19-15-500-003-0000 | 20160201673478 | 1-247-491-648

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RECORDER OF COOK COUNTY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

Roxanne Bailey, being duly sworn on oath, deposes and states that she reside(s) at 105 W. Veterans Parkway, Yorkville, IL 60560. That the attached deed is not in violation of 765 ILCS 205/1 of the Illinois Revised Statutes for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is 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 or lands between owners of adjoining and contiguous land.
5. The conveyance is 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 street, or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose 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. The conveyance is made to correct descriptions in prior conveyances
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

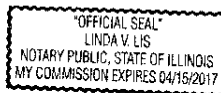
AFFIANT further states that she make(s) this affidavit for the purpose of inducing the Recorder of County, Illinois, to accept the attached deed for recording and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Roxanne Bailey

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 21st DAY
OF March, 2016.

Linda V. Lis

Notary Public



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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 Grantor 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 3-21, 2016

Signature: Roxanne Bailey
Grantor or Agent

Subscribed and sworn to before me
by the said Roxanne Bailey
this 21st day of March, 2016
Notary Public Linda V. Lis

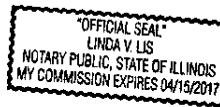


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3-21, 2016

Signature: Roxanne Bailey
Grantee or Agent

Subscribed and sworn to before me
by the said Roxanne Bailey
this 21st day of March, 2016
Notary Public Linda V. Lis



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.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)