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SPECIAL WARRANTY DEED,

THE GRANTOR,

METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO, an Illinois municipal corporation (formerly known as the Metropolitan Sanitary District of Greater Chicago) ("Grantor"), 100 E. Erie, Chicago, IL 60611 for and in consideration of the sum of One Million Two Hundred Fifty Thousand and ⁰⁰/₁₀₀ Dollars (\$1,250,000.00), and other good and valuable consideration, in hand paid, **CONVEYS and TRANSFERS to CITY OF CHICAGO**, an Illinois municipal corporation, 121 North LaSalle Street, Chicago, Illinois 60602 the following described Real Estate situated in the County of Cook State of Illinois, to wit:



Doc#: 1623519002 Fee: \$50.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 08/22/2016 09:09 AM Pg: 1 of 7

(THIS SPACE IS RESERVED FOR RECORDER'S USE ONLY.)

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

PINS: 16-36-100-058-8001
 16-36-100-058-8002

Common Address: 3051 ~~South Sacramento Avenue~~ ^{W. 31ST Street}, Chicago, Cook County, Illinois; commonly known as Main Channel Parcels: 42.01 and 42.15. 60623

Subject to:

- (1) Any and all covenants, conditions, restrictions, and encumbrances of record, public and utility easements, roads and highways, and any acts done by or suffered through Grantee;
- (2) Real Estate taxes for the year 2016 and subsequent years not yet due and payable;
- (3) Grant of Permanent Easement from the City of Chicago to the Metropolitan Water Reclamation District of Greater Chicago dated 7/11, 2016 along the west 10 feet of the subject property; and
- (4) Terms and Conditions of the Agreement for Purchase and Sale of Real Estate between the Grantor and Grantee dated 7/11, 2016.
- (5) Encroachment of a 3-story and a brick 1-story metal building located mainly on the land onto the property east and adjoined by an undisclosed amount as

Box 400

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on Plat of Survey prepared by Trotter and Associates, Inc. dated January 25, 2016.

The Grantor warrants and defends the Real Estate described above against all persons lawfully claiming by, through or under Grantor.

IN WITNESS WHEREOF, THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO has caused this instrument to be executed by the Chairman of the Committee on Finance of its Board of Commissioners and attested by its Clerk, and its corporate seal to be hereunto affixed this 1ST day of ^{JULY} ~~June~~ 2016.

**METROPOLITAN WATER RECLAMATION DISTRICT
OF GREATER CHICAGO**

By: 

Frank Avila
Chairman of Committee on Finance

ATTEST:


Jacqueline Torres, Clerk

REAL ESTATE TRANSFER TAX

03-Aug-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-36-100-058-8001

2016 0801639758 | 2-014-765-888

EXEMPT FROM ILLINOIS TRANSFER TAX PURSUANT TO 35ILCS 200-31-45 (2)

PREPARED BY:

Ronald M. Hill/Mark L. Dressel
Metropolitan Water Reclamation District of
Greater Chicago
100 East Erie Street
Chicago, Illinois 60611
(312) 751-6556

MAIL TO:

Ms. Karen Bielarz, Senior Counsel
Real Estate Division
City of Chicago
121 North LaSalle Street, Suite 600
Chicago, Illinois 60602

REAL ESTATE TRANSFER TAX

03-Aug-2016



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-36-100-058-8001 | 20160801639758 | 1-918-362-432

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

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STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

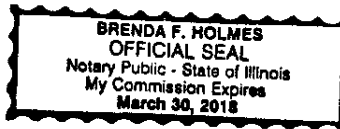
I, Brenda F. Holmes, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank Avila, personally known to me to be the Chairman of the Committee of Finance of the Board of Commissioners of the Metropolitan Water Reclamation District of Greater Chicago, a municipal corporation, and Jacqueline Torres, personally known to be to be the Clerk of said municipal 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 Chairman of the Committee on Finance and such Clerk, they signed and delivered the said instrument as chairman of the Committee on Finance of the Board of Commissioners and Clerk of said municipal corporation, and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of commissioners of said municipal corporation, as their free and voluntary act and as the free and voluntary act and deed of said municipal corporation for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 1st DAY OF July, 2016.

Brenda F. Holmes
 NOTARY PUBLIC

My Commissioner expires:

3/30/18




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APPROVED AS TO FORM AND LEGALITY:



Head Assistant Attorney



General Counsel

APPROVED:



Executive Director

Property of Cook County Clerk's Office

RECEIVED:

Fee_____

Insurance_____

Bond_____

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LEGAL DESCRIPTION

(Exhibit A)

ADDRESS: 3051 W. 31st Street
~~XXXXXXXXXXXXXXXXXXXX~~ ~~XXXXXXXXXXXX~~ 60623
Chicago, Illinois

P.I.Ns.: 16-36-100-058-8001
16-36-100-058-8002

THAT PART OF LOT NINETEEN (19), OF THE SANITARY DISTRICT TRUSTEE'S SUB DIVISION OF RIGHT OF WAY FROM NORTH AND SOUTH CENTER LINE OF SECTION THIRTY (30), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE WILL COUNTY LINE, LYING EAST OF THE COLLATERAL CHANNEL AND LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF THE WEST HALF (1/2) OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER (1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE THIRTEEN (13) EAST OF THE THIRD PRINCIPAL MERIDIAN ONE HUNDRED SEVENTY-SEVEN AND NINETY-THREE HUNDREDTHS (177.93) FEET NORTH OF THE SOUTHWEST CORNER THEREOF THENCE NORTHEASTERLY TO A POINT IN THE EAST LINE OF SAID WEST HALF (1/2) OF THE EAST HALF OF THE NORTHWEST QUARTER (1/4) OF SAID NORTHWEST QUARTER (1/4) TWO HUNDRED FIFTY THREE AND NINETY-SIX HUNDREDTHS (253.96) FEET NORTH OF THE SOUTHEAST CORNER OF SAID WEST HALF (1/2) OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4), CONTAINING FOUR AND THIRTY-FIVE HUNDREDTHS (4.35) ACRES MORE OR LESS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS.

EXEMPT UNDER PARAGRAPH B OF SECTION 200.1-2 (B-6) OF PARAGRAPH A, SEC. 200.1-4 (B), OF THE CHICAGO TRANSACTION TAX ORDINANCE.

8/2/11
DATE _____
BUYER OR SELLER OR REPRESENTATIVE

EXEMPT UNDER PARAGRAPH B OF SECTION 200.1-2 (B-6) OF PARAGRAPH A, SEC. 200.1-4 (B), OF THE CHICAGO TRANSACTION TAX ORDINANCE.
8/2/11
DATE _____
BUYER OR SELLER OR REPRESENTATIVE

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STATEMENT BY GRANTOR AND GRANTEE

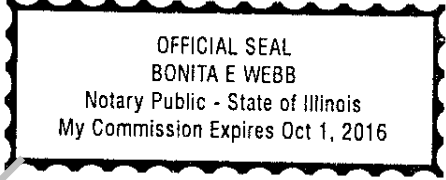
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 8/3, 2016

Signature *Maureen D. [Signature]*
~~Karen Eichlerz, Senior Attorney~~
Agent

Subscribed and sworn to before me this 3rd day of August, 2016

[Signature]
Notary Public



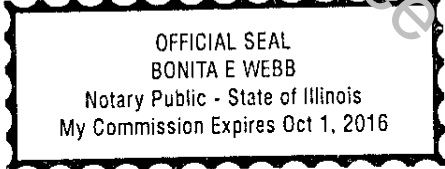
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated August 3, 2016

Signature *City of Chicago*
Karin Beelan, One of the Attorneys
Grantee or Agent *for the City of Chicago*

Subscribed and sworn to before me this 3rd day of August, 2016

[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)

UNOFFICIAL COPY

KAREN YARBROUGH
COOK COUNTY RECORDER
AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK

DOCUMENT NO. _____

I, Frank Avila, Chairman of the Committee on Finance of the Metropolitan Water Reclamation District of Greater Chicago, being duly sworn on oath, states that the Metropolitan Water Reclamation District of Greater Chicago is the owner of the property located at 3051 S. Sacramento Avenue, Chicago, Cook County, Illinois; commonly known as Main Channel Parcels 42.01 and 42.15. That the attached Special Warranty Deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The division or subdivisions of the land is into parcels or tracts of 5.0 acres or more in size, which does not involve any new streets or easements of access.
2. 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.
3. The sale or exchange of parcels of land between owners of adjoining or contiguous land.
4. The conveyance or 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.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. 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 a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act (7/17/59) into no more than two parts and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by a registered surveyor; provided, that the exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land amended by P.A. 80-318, 1 eff. October 1, 1977.
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Will County, Illinois, to accept the attached deed for recording.

METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO

BY: Frank Avila
Chairman of the Committee on Finance

ATTEST:

Jacqueline Torres
Jacqueline Torres, Clerk