

UNOFFICIAL COPY

* Owner Village of Dixmoor
Address 14411 Wood St.
Dixmoor, IL 60426
Route Wood St.
County Cook
Job No. R-90-011-14
Parcel No. 0L70309
P.I.N. No. 29-07-220-042; 29-07-220-044
Section n/o Little Calumet River
Project No. n/a
Station 224+65.03 to
Station 225+38.72
Contract No. n/a
Catalog No. n/a



1719346158D

Doc# 1719346158 Fee \$46.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/12/2017 03:18 PM PG: 1 OF 5

WARRANTY DEED (Governmental Entity) (Non-Freeway)

Village of Dixmoor, a governmental entity organized and existing under the laws of Illinois and duly authorized to do business in Illinois, in consideration of the sum of Eight Thousand and no/100 Dollars (\$8,000.00), receipt of which is hereby acknowledged, and pursuant to the provisions of 50 ILCS 605/4, grants, conveys, and warrants to the People of the State of Illinois, Department of Transportation, (Grantee), the following described real estate in Cook County, Illinois:

See attached legal description.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

5

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Dated this 9th day of February 2017.

Village of Dixmoor
Name of Governmental Entity

By Dorothy D. Armstrong
Signature

Dorothy D. ARMSTRONG Village President
Print Name and Title

ATTEST:

By Juanita Darden
Signature

Juanita Darden - Village Clerk
Print Name and Title

State of) Illinois

County of Cook

This instrument was acknowledged before me on February 9, 2017, by

Dorothy Armstrong, as Village President
and Juanita Darden, as Village Clerk
of Village of Dixmoor, a governmental entity

organized and existing under the laws of Illinois.

(SEAL)



[Signature]
Notary Public

My Commission Expires: 12/20/2020

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

2/9/17
Date

[Signature]
Buyer, Seller or Representative

This instrument was prepared by and after recording, mail this instrument TO

GRANTEE'S ADDRESS

Illinois Department of Transportation
ATTN: Bureau of Land Acquisition
201 W. Center Court
Schaumburg, IL 60196

ATTN: SHEILA DERKA

Mail future tax bills to:
VILLAGE OF DIXMOOR
14411 WOOD ST.
DIXMOOR, IL 60426

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14411 Wood St.
Dixmoor, IL 60426

Route: Wood Street
 Section:
 County: Cook
 Job No.: R-90-011-14
 Parcel: 0L70309
 Station: 224+65.03 to 225+38.72
 Index No.: 29-07-220-042
 29-07-220-044

That part of Lots 2 and 4 in Dixmoor Eastside Industrial Park, recorded March 31, 2004 as document number 0409132062, being a resubdivision of Lots 1, 2, 3 and Outlot A in Dixmoor Industrial Resubdivision, a subdivision being a part of the Northeast Quarter of Section 7, Township 36 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System East Zone, NAD 83 (2011 adjustment), with a combined factor of 0.9999931 described as follows:

Commencing at the northwest corner of Lot 1 in said Dixmoor Eastside Industrial Park; thence North 00 degrees 45 minutes 11 seconds West, on the west line of said Lot 2, a distance of, 37.89 feet for the point of beginning; thence continuing North 00 degrees 45 minutes 11 seconds West, on the west line of said Lots 2 and 4, a distance of, 73.69 feet to the north line of said Lot 4; thence North 89 degrees 28 minutes 25 seconds East, on said north line, 7.00 feet; thence South 00 degrees 45 minutes 11 seconds East, 73.69 feet; thence South 89 degrees 15 minutes 07 seconds West, 7.00 feet to the point of beginning.

Said parcel containing 0.012 acres, more or less.

RECEIVED

OCT 09 2015

PLATS & LEGALS

UNOFFICIAL COPY DL70309

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 2 | 19 | 2017

SIGNATURE: *Serathy O. Armstrong*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

Danny Windham

By the said (Name of Grantor): *Dorothy Armstrong*

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 19 | 2017

NOTARY SIGNATURE: *Danny Windham*



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 4 | 17 | 2017

SIGNATURE: *Peggy Paluca*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

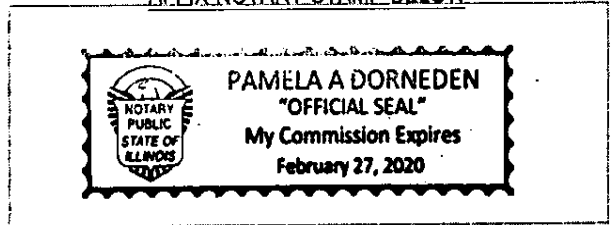
PAMELA A. DORNEDEN

By the said (Name of Grantee): *State of Illinois*

AFFIX NOTARY STAMP BELOW

On this date of: 4 | 17 | 20

NOTARY SIGNATURE: *Pamela A. Dorneden*



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Dorothy Armstrong, being duly sworn on oath, states that he/she resides at _____
_____. That the attached deed is not
in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

-OR-

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions 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 of land between owners of adjoining and contiguous land.
- 5. The conveyance 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 streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.

7. The conveyances 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.

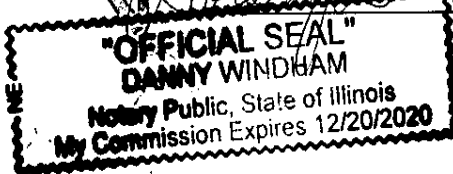
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

Subscribed and Sworn to before me
this 26 day of June, 2017

Notary Public



Dorothy Armstrong