

# UNOFFICIAL COPY

Doc#: 1823355227 Fee: \$58.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/21/2018 10:48 AM Pg: 1 of 6

Dec ID 20180801656716  
ST/CO Stamp 0-508-370-720 ST Tax \$125.00 CO Tax \$62.50

## **SPECIAL WARRANTY DEED**

RETURN TO:

Wheatland Title Guaranty Company  
105 West Veterans Parkway  
Yorkville, Illinois 60560

Recorded by: Wheatland Title Guaranty Company  
105 West Veterans Parkway  
Yorkville, IL 60560

WTG File: HDR-CO-14688.0

# UNOFFICIAL COPY

Prepared By and Sent SPECIAL WARRANTY DEED

Tax Bills to:

When recorded mail to:  
BNSF Railway Company  
c/o HDR, Inc.  
3200 East Camelback Road, #350  
Phoenix, AZ 85018

## SPECIAL WARRANTY DEED

STATE OF ILLINOIS                    §  
   §            KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF COOK                    §

The Windings of Willow Ridge Townhome Association, an Illinois not-for-profit corporation ("Grantor"), for an in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration to it paid by BNSF RAILWAY COMPANY, a Delaware corporation ("Grantee"), whose mailing address is 2301 Lou Menk drive, GOB-3W, Fort Worth, Texas 76131, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto the Grantee that certain tract of land ("Land") described on Exhibit "A" hereto, together with all improvements thereon and all rights and appurtenances appertaining thereto, and all of Seller's rights and interest, if any, in and to all easements and alleys, highways, or streets in, on, across or adjoining the Land (herein collectively called the "Property").

This Deed is executed by Grantor and accepted by Grantee, subject to validly existing and enforceable rights, interests, and estates, if any do in fact exist, but only to the extent that the same do in fact exist, of third parties in connection with those items set out and listed on Exhibit "B" hereto (herein called the "Permitted Encumbrances"). Grantor covenants with Grantee that Grantor has legal power and lawful authority to convey the Land.

WITNESS THE EXECUTION HEREOF as of the 8 day of August 2018

### GRANTOR:

The Windings of Willow Ridge Townhome Association

By: Phil M. King  
Its: President

For: \_\_\_\_\_

THE STATE OF ILLINOIS                    §  
   §  
COUNTY OF COOK                    §

return to:  
Wheatland Title Guaranty  
105 W. Veterans Parkway  
Yorkville, IL 60560  
Hon - 2017 CO-14688 1 of 1

# UNOFFICIAL COPY

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Ed Wiley known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, and as the act and deed of said corporation and partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th day of August, 2018.

Laura Sneed  
NOTARY PUBLIC in and for  
The State of ILLINOIS

My Commission Expires:



REAL ESTATE TRANSFER TAX

17-Aug-2018

		COUNTY:	62.50
		ILLINOIS:	125.00
		TOTAL:	187.50

23-06-304-001-0000 | 20180801656716 | 0-508-370-720

Proprietor Cook County Clerk's Office

**UNOFFICIAL COPY**

PIN: 23-06-304-001      23-06-303-102  
       23-06-303-049      23-06-303-109  
       23-06-303-046

**Exhibit "A"**  
**Legal Description**

**LEGAL DESCRIPTION FOR PARCEL 1:**

THAT PART OF LOT 63 IN THE WINDINGS OF WILLOW RIDGE, BEING A RESUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 1999, AS DOCUMENT NUMBER 99225273, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE SOUTH 01 DEGREES 55 MINUTES 16 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 1301.55 FEET TO A POINT ON THE NORTHERLY LINE OF THE BNSF RAILWAY COMPANY RIGHT OF WAY, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LOT 63, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 55 MINUTES 16 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWESTERLY QUARTER OF SAID SECTION 6, SAID WEST LINE ALSO BEING THE WEST LINE OF SAID LOT 63, A DISTANCE OF 90.75 FEET; THENCE NORTH 80 DEGREES 42 MINUTES 54 SECONDS EAST, 90.75 FEET; THENCE NORTH 80 DEGREES 42 MINUTES 54 SECONDS EAST, 65.00 FEET; THENCE SOUTH 09 DEGREES 17 MINUTES 06 SECONDS EAST, 56.63 FEET; THENCE SOUTH 54 DEGREES 17 MINUTES 06 SECONDS EAST, 47.19 FEET TO A POINT ON THE NORTHERLY LINE OF SAID BNSF RAILWAY COMPANY RIGHT OF WAY, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID LOT 63; THENCE SOUTH 80 DEGREES 42 MINUTES 54 SECONDS WEST, ALONG SAID NORTHERLY LINE, SAID NORTHERLY LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 63, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

AREA OF PARCEL 1 = 6930.1 SQUARE FEET

**LEGAL DESCRIPTION FOR PARCEL 2:**

THE SOUTHERLY 1.00 FOOT OF THE EASTERLY 468.00 FEET (AS MEASURED ALONG THE SOUTHERLY LINE) OF LOT 63 IN THE WINDINGS OF WILLOW RIDGE, BEING A RESUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 1999, AS DOCUMENT NUMBER 99225273, IN COOK COUNTY, ILLINOIS.

AREA OF PARCEL 2 = 467.9 SQUARE FEET

# UNOFFICIAL COPY

**LEGAL DESCRIPTION FOR PARCEL 3:**

THE SOUTHERLY 1.00 FOOT OF LOT 38 IN THE WINDINGS OF WILLOW RIDGE, BEING A RESUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 1999, AS DOCUMENT NUMBER 99225273, IN COOK COUNTY, ILLINOIS.

AREA OF PARCEL 3 = 351.1 SQUARE FEET

**LEGAL DESCRIPTION FOR PARCEL 4:**

THE SOUTHERLY 1.00 FOOT OF LOT 39 IN THE WINDINGS OF WILLOW RIDGE, BEING A RESUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 1999, AS DOCUMENT NUMBER 99225273, IN COOK COUNTY, ILLINOIS.

AREA OF PARCEL 4 = 129.4 SQUARE FEET

**LEGAL DESCRIPTION FOR PARCEL 5:**

THE SOUTHERLY 1.00 FOOT OF LOT 40 IN THE WINDINGS OF WILLOW RIDGE, BEING A RESUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 1999, AS DOCUMENT NUMBER 99225273, IN COOK COUNTY, ILLINOIS.

AREA OF PARCEL 5 = 154.0 SQUARE FEET

**LEGAL DESCRIPTION FOR PARCEL 6:**

THE SOUTHERLY 1.00 FOOT OF THE WESTERLY 50.00 FEET (AS MEASURED ALONG THE SOUTHERLY LINE) OF LOT 41 IN THE WINDINGS OF WILLOW RIDGE, BEING A RESUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 1999, AS DOCUMENT NUMBER 99225273, IN COOK COUNTY, ILLINOIS.

AREA OF PARCEL 6 = 50.0 SQUARE FEET

Address: Part of Windings Trail Drive

# UNOFFICIAL COPY

**Exhibit "B"**  
**Permitted Encumbrances**

**None**

Property of Cook County Clerk's Office