

UNOFFICIAL COPY

WARRANTY DEED

Upon Recording Mail to:
Illinois State Toll Highway Authority
Attn: Land Acquisition Manager
2700 Ogden Avenue
Downers Grove, IL 60515

Tollway Parcel: TW-5-16-067

PIN(s): 18-06-321-003



1921746054

Doc# 1921746054 Fee \$88.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/05/2019 11:39 AM PG: 1 OF 5

THE GRANTOR, the Western Springs Park District, an Illinois park district and unit of local government, of the City of Western Springs, County of Cook, State of Illinois, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to the Illinois State Toll Highway Authority, an Instrumentality and Administrative Agency of the State of Illinois, GRANTEE, with principal offices at 2700 Ogden Avenue, Downers Grove, Illinois 60515, any and all right title and interest in the following described real estate situated in the County of Cook in the State of Illinois, including any after acquired interest, all strips, gores, or gaps:

See Exhibit "A" attached hereto and made a part hereof.

Hereby releasing and waiving all rights under and by any virtue of the Homestead Exemption Laws of the State of Illinois. / THIS IS NOT HOMESTEAD PROPERTY.

PIN: 18-06-321-003

COUNTY: Cook

ADDRESS: South of the Burlington Northern Santa Fe Railroad tracks and east of the Tri State Tollway (I-294), Western Springs, Illinois with an address of 4400 Central Ave., Western Springs, IL 60558

The Grantor, without limiting the interest above granted and conveyed, does hereby release the Grantee, its successors and assigns, forever, from all claims arising out of this acquisition as all such have been settled, including without limitation any diminution of value to any remaining property of the Grantor, its successors, lessees, mortgagees and assigns by reason of improving, operating and maintaining the above-described premises for toll highway purposes.

EXEMPT UNDER PROVISIONS OF PARAGRAPH "e"
SECTION 4 REAL ESTATE TRANSFER ACT

6/29/19

DATE

Robert R. Elwell

REPRESENTATIVE

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION: PARCEL TW-5-16-067.01

THAT PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 38, NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD 83 (2011 ADJUSTMENT), ALL DISTANCES ARE GRID, ALL AREAS ARE GROUND. COMBINED FACTOR=0.99958161 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 87 DEGREES 58 MINUTES 01 SECONDS EAST, 1952.89 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 6 TO THE EAST RIGHT-OF-WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY COMMISSION PER DOCUMENT 1759508 RECORDED SEPTEMBER 19, 1957; THENCE NORTH 16 DEGREES 12 MINUTES 35 SECONDS WEST, 468.46 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHWESTERLY CORNER OF PARCEL T-5-95.2 COVEYED TO SAID ILLINOIS STATE TOLL HIGHWAY COMMISSION PER DEED RECORDED SEPTEMBER 19, 1957 AS DOCUMENT 1759508, SAID POINT BEING THE POINT OF BEGINNING THENCE CONTINUING NORTH 16 DEGREES 12 MINUTES 35 SECONDS WEST, 149.55 FEET ALONG SAID EAST RIGHT-OF-WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY COMMISSION TO THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD PER DEED RECORDED JULY 19, 1895 AS DOCUMENT 2251432, THENCE NORTH 72 DEGREES 56 MINUTES 09 SECONDS EAST, 20.00 FEET ALONG SAID SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD TO A LINE 20.00 FEET EAST AND PARALLEL WITH SAID EAST LINE OF THE ILLINOIS STATE TOLL HIGHWAY COMMISSION; THENCE SOUTH 16 DEGREES 12 MINUTES 35 SECONDS EAST, 469.85 FEET ALONG SAID PARALLEL TO THE NORTHEASTERLY LINE OF SAID PARCEL T-5-95.2; THENCE NORTH 61 DEGREES 12 MINUTES 16 SECONDS WEST, 28.29 FEET ALONG SAID NORTHEASTERLY LINE OF PARCEL T-5-95.2 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.211 ACRES (9,194 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION: PARCEL TW-5-16-067.02:

THAT PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 38, NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD 83 (2011 ADJUSTMENT), ALL DISTANCES ARE GRID, ALL AREAS ARE GROUND. COMBINED FACTOR=0.99958161 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 87 DEGREES 58 MINUTES 01 SECONDS EAST, 1952.89 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 6 TO THE EAST RIGHT-OF-WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY COMMISSION PER DOCUMENT 1759508 RECORDED SEPTEMBER 19, 1957; THENCE NORTH 16 DEGREES 12 MINUTES 35 SECONDS WEST, 144.39 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF PARCEL T-5-95.6 CONVEYED TO SAID ILLINOIS STATE TOLL HIGHWAY COMMISSION PER DEED RECORDED SEPTEMBER 19, 1957 AS DOCUMENT 1759508, SAID POINT OF BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 16 DEGREES 12 MINUTES 35 SECONDS WEST, 134.29 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWESTERLY CORNER OF PARCEL T-5-95.2 CONVEYED TO SAID ILLINOIS STATE TOLL HIGHWAY COMMISSION PER DEED RECORDED SEPTEMBER 19, 1957 AS DOCUMENT 1759508 ; THENCE SOUTH 32 DEGREES 15 MINUTES 36 SECONDS EAST, 152.10 FEET ALONG THE SOUTHWESTERLY LINE OF

UNOFFICIAL COPY

SAID PARCEL T-5-95.2 TO THE NORTHEAST CORNER OF SAID PARCEL T-5-95.6; THENCE SOUTH 89 DEGREES 33 MINUTES 52 SECONDS WEST, 43.70 FEET ALONG THE NORTH LINE OF SAID PARCEL T-5-95.6 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.065 ACRES (2,824 SQUARE FEET), OR MORE OR LESS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 7 | 18 | 2019

SIGNATURE: Christopher J. Dallavo
GRANTOR or AGENT

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

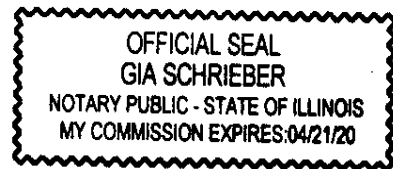
Subscribed and sworn to before me, Name of Notary Public: Gia Schrieber

By the said (Name of Grantor): Christopher J. Dallavo

On this date of: 7 | 18 | 2019

NOTARY SIGNATURE: Gia Schrieber

AFFIX NOTARY STAMP BELOW



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 and hold title to real estate under the laws of the State of Illinois.

DATED: 7 | 15 | 2019

SIGNATURE: Michael J. Woodward
GRANTEE or AGENT

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

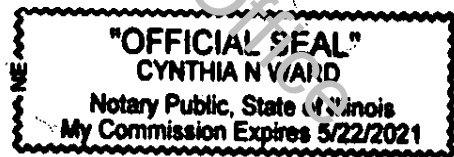
Subscribed and sworn to before me, Name of Notary Public: Cynthia N. Ward

By the said (Name of Grantee): Michael Woodward

On this date of: 7 | 15 | 2019

NOTARY SIGNATURE: Cynthia N. Ward

AFFIX NOTARY STAMP BELOW



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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**