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\*2007647199\*

Doc# 2007647199 Fee \$93.00

AFFIDAVIT OF NO INTEREST  
IN REAL PROPERTY

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/16/2020 03:24 PM PG: 1 OF 6

In accordance with the attached affidavit Wasfi Tolaymat declares that he has no interest in the property commonly known as the Riverdale Marina located at 13035-36 South Morgan Street and 12960 South Halsted Street, Riverdale, Illinois 60627, with the following property Index numbers:

SEE LEGAL DESCRIPTION ATTACHED

P.I.N. 25-32-215-002-0000  
25-32-215-003-0000  
25-32-215-005-0000

WASFITOLAYMAT

BY: 

His attorney

PREPARED BY :  
Dennis Both  
15320 S. Cooper  
Harvey, Il. 60426  
(708) 210-3200

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
MUNICIPAL DEPARTMENT, SIXTH DISTRICT

VILLAGE OF RIVERDALE  
an Illinois Municipal Corporation,

Plaintiff,

v.

No. 2016 M67398

NOSMO KINGS LLC, PARKSIDE CAPITAL  
LLC, FOX VALLEY FIRE & SAFETY CO.,  
POLSKY & ASSOCIATES, LTD., ROBERT  
TEBBENS, SENSIBLE HEAT & A/C, INC.,  
GRASSO BASS, PC, WASFI TOLYMAT  
ERNEST LEE BAKER, MAPKHAM  
ASHPHALT COMPANY, SHALINAWAZ  
HASAN, ROYAL MARINA, INC,  
UNKNOWN OWNERS and  
NON-RECORD CLAIMANTS,

Defendants.

## AFFIDAVIT OF WASFI TOLYMAT

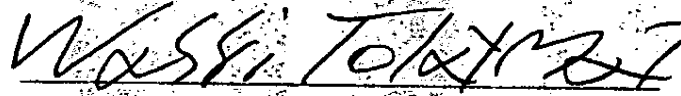
Wasfi Tolaymat, being first duly sworn on oath, deposes and states as follows:

1. I am a defendant in the above captioned litigation.
2. I do not own, possess, operate or have any interest in the property commonly known as the Riverdale Marina (the Property), with Property Index Numbers 25-32-215-002, 25-32-215-003 or 25-32-215-005, located in Riverdale, Illinois, as alleged in the Complaint.
3. I quitclaimed my interest in the Property to Royal Marina, Inc. on May 5, 2014, 2 years before Riverdale filed suit. A true and correct copy of the quitclaim deed is attached hereto as Exhibit C.
4. I do not have any interest in the Property, nor do I have access to, or authority over the Property.

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5. I am not an owner or officer of Royal Marina, Inc. and I have no interest in Royal Marina, Inc.

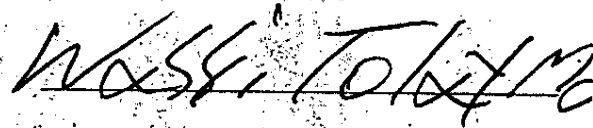
FURTHER AFFIANT SAYETH NOT.



Wasfi Tolaymat

### VERIFICATION

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.



Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION OF THE PROPERTY

## PARCEL 1:

THAT PART OF THE EAST 1/2 OF THE EAST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 80 FEET THEREOF) OF SECTION 32 NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, E. 12 OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 32, WHICH IS 2428.84 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION AND RUNNING THENCE WESTERLY ON A LINE WHICH FORMS A SOUTHWEST ANGLE OF 86 DEGREES 42 MINUTES 30 SECONDS WITH THE EAST LINE OF SAID SECTION, FOR A DISTANCE OF 100.06 FEET TO A POINT; THENCE NORTH PARALLEL WITH SAID EAST LINE OF SAID SECTION A DISTANCE OF 10 FEET; THENCE WESTERLY ON A LINE PARALLEL WITH SAID EAST LINE OF SAID SECTION, A DISTANCE OF 215 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION, A DISTANCE OF 10 FEET; THENCE WESTERLY ON A LINE WHICH IS PARALLEL WITH SAID FIRST DESCRIBED LINE TO THAT POINT OF INTERSECTION OF SAID LINE WITH THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE NORTH ALONG THE WEST LINE TO THE CENTER OF THE LITTLE CALUMET RIVER; THENCE EASTERLY ALONG THE CENTER LINE OF SAID RIVER TO THE EAST LINE OF SAID SECTION 32; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 32 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF PARCEL 1, DESCRIBED AS FOLLOWS: THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE NORTH 02 DEGREES 36 MINUTES 56 SECONDS WEST, A DISTANCE OF 382.77 FEET; ALONG THE EAST LINE OF SAID QUARTER SECTION, THENCE SOUTH 87 DEGREES 23 MINUTES 04 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HALSTED STREET PER DOCUMENT NO. 11113010, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 23 MINUTES 04 SECONDS WEST, A DISTANCE OF 13.00 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 56 SECONDS WEST, A DISTANCE OF 60.00 FEET; THENCE 87 DEGREES 23 MINUTES 04 SECONDS EAST, A DISTANCE OF 13.00 FEET; THENCE SOUTH 87 DEGREES 23 MINUTES 56 SECONDS WEST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

(THE ABOVE PARCEL REFERRED TO AS PARCEL "A" IN THE FOLLOWING EASEMENT DESCRIPTIONS BEING A PART OF THIS PARCEL 1)

## PARCEL 1A:

EASEMENT FOR THE BENEFIT OF PARCEL "A" AFORESAID, IS CREATED BY A GRANT FROM RIVERSIDE SUPPLY COMPANY TO ACME PETROLEUM COMPANY RECORDED MARCH 1, 1950 AS DOCUMENT NUMBER 14745012 AND AS AMENDED BY AGREEMENT DATED APRIL 7, 1950 AND RECORDED APRIL 12, 1950, AS DOCUMENT NUMBER 14774924 FOR RIGHT OF WAY FOR INGRESS AND EGRESS TO PARCEL "A" AFORESAID, CONSISTING OF A ROADWAY NOT LESS THAN 15 FEET

CONTINUED ON NEXT PAGE

IN WIDTH RUNNING ALONG THE SOUTH END OF THE FOLLOWING DESCRIBED TWO PARCELS HEREINAFTER REFERRED TO AS (1) AND (2) TAKEN AS ONE TRACT:

ALSO

A PERMANENT RIGHT OF WAY OF 24 FEET IN WIDTH RUNNING FROM SAID RIGHT OF WAY ABOVE DESCRIBED IN A GENERALLY NORTHERLY DIRECTION (OVER THE PRESENT SCALES) TO PARCEL 'A' ALONG A RIGHT OF WAY THE CENTER LINE WHICH IS 58 1/2 FEET WEST OF THE EAST LINE OF SECTION 32, AFORESAID;

ALSO

A RIGHT OF WAY OF 15 FEET FROM THE RIGHT OF WAY FIRST DESCRIBED IN A NORTHERLY DIRECTION TO PARCEL 'A' AFORESAID, THE CENTER LINE OF WHICH IS 301 1/2 FEET WEST OF THE EAST LINE OF SECTION 32 AFORESAID;

ALSO

A RIGHT OF WAY 15 FEET IN WIDTH FROM THE RIGHT OF WAY FIRST ABOVE DESCRIBED IN A NORTHERLY DIRECTION TO PARCEL 'A' AFORESAID, ALONG THE WESTERLY END OF THE FOLLOWING TWO PARCELS HEREINAFTER REFERRED TO AS (1) AND (2) TAKEN AS ONE TRACT:

ALSO

A RIGHT OF WAY OF 15 FEET SOUTH OF AND ADJOINING THE SOUTH LINE OF PARCEL 'A' AFORESAID (EXCEPT THE EAST 100 FEET AS MEASURED WEST TO EAST LINE OF SECTION 32 AFORESAID);

(1) THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 1660 SOUTH OF THE CENTER LINE OF THE LITTLE CALUMET RIVER AND NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THE EAST 50 FEET ALSO EXCEPT THAT PART FALLING IN PARCEL 'A' AFORESAID)

(2) THAT PART OF LOT 6 IN THE SUBDIVISION OF THE SOUTHWEST FRACTIONAL 1/4 (NORTH OF THE INDIAN BOUNDARY LINE) OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE SOUTHEAST FRACTIONAL 1/4 (NORTH OF THE INDIAN BOUNDARY LINE) OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6 AFORESAID WHICH CORNER IS THE INTERSECTION OF THE EAST AND WEST SECTION LINE WITH THE EAST LINE OF SAID SECTION 32; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 32, A DISTANCE OF 15 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 32, A DISTANCE OF 164 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF THE SOUTHEAST FRACTIONAL 1/4 AFORESAID; THENCE EAST ALONG SAID LINE 360 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, NORTH OF THE

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INDIAN BOUNDARY LINE, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COUNTY OF COOK, STATE OF ILLINOIS, LYING SOUTH OF THE LITTLE CALUMET RIVER.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN ATHLETIC BOUNDARY PRODUCTS, INCORPORATED, AN ILLINOIS CORPORATION, AND RIVERDALE THERMAL CORPORATION, AN ILLINOIS CORPORATION, DATED JUNE 16, 1967, AND RECORDED JULY 20, 1967, AS DOCUMENT NUMBER 200902874 FOR INGRESS AND EGRESS OVER THE SOUTH 20 FEET OF THE EAST 1/2 OF THE EAST 1/2 OR THE NORTHEAST 1/4 LYING SOUTH OF THE CENTER LINE OF THE LITTLE CALUMET RIVER AND NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF LOT 6 IN THE SUBDIVISION OF THE SOUTHWEST FRACTIONAL 1/4 (NORTH OF THE INDIAN BOUNDARY LINE) OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE SOUTHWEST FRACTIONAL 1/4 (NORTH OF THE INDIAN BOUNDARY LINE) OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 32, WHICH IS 1426.84 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION; AND RUNNING THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 159.48 FEET TO THE NORTHEAST CORNER OF LOT 6 AFORESAID, WHICH CORNER IS THE INTERSECTION OF THE EAST AND WEST 1/2 SECTION LINE WITH THE EAST LINE OF SAID SECTION 32; THENCE CONTINUING SOUTH ALONG SAID EAST LINE A DISTANCE OF 15 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST FRACTIONAL 1/4, A DISTANCE OF 154 FEET; THENCE NORTHEASTERLY ON A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 WHICH IS 180 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST FRACTIONAL 1/4; THENCE WEST ALONG SAID LINE A DISTANCE OF 82.04 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 102.66 FEET; THENCE EASTERLY ON A STRAIGHT LINE - THE EXTENSION OF WHICH FORMS A SOUTHWEST ANGLE OF 86 DEGREES 42 MINUTES, 20 SECONDS WITH THE AFORESAID EAST LINE OF SAID NORTHEAST 1/4, FOR A DISTANCE OF 348.20 FEET; THENCE NORTH PARALLEL TO THE SAID EAST LINE A DISTANCE OF 10 FEET; THENCE EASTERLY ON A LINE WHICH IS PARALLEL WITH SAID LAST DESCRIBED EASTERLY COURSE, A DISTANCE OF 215 FEET; THENCE SOUTH PARALLEL TO SAID EAST LINE A DISTANCE OF 10 FEET; THENCE EASTERLY PARALLEL WITH SAID DESCRIBED EASTERLY COURSE A DISTANCE OF 100.06 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 50 FEET OF SAID SECTION 32, TAKEN AND USED FOR SOUTH HALSTED STREET, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EAST 1/2 OF THE WEST 1/2 (EXCEPT THE WEST 25 ACRES THEREOF) OF THE NORTHEAST 1/4 OF SECTION 32, NORTH OF THE INDIAN BOUNDARY LINE TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE LITTLE CALUMET RIVER, IN COOK COUNTY, ILLINOIS.