

LATER DATE 6057806

DEO & COLE & CO CHICAGO LEGAL BLANKS No. 804 (NEW SEPT. 1980) WARRANTY DEED—Statutory (ILLINOIS) (CORPORATION TO INDIVIDUAL) Approved By (Chicago Title and Trust Co. Chicago Real Estate Board)

COOK COUNTY, ILLINOIS FILED FOR RECORD

RECORDED BY DEEDS

JAN 14 '72 12 31 PM 21 777 097

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(The Above Space For Recorder's Use Only)

THE GRANTOR S. BROWN AND PORTILLO, INC., an Illinois Corporation.

a corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of the sum of Ten & No/100-----(\$10.00)-----DOLLARS,

in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS unto CITY OF PARK RIDGE, A BODY POLITIC AND CORPORATE 956 Busse Highway, Park Ridge, Illinois.

of the County of Cook and State of Illinois the following described Real Estate situated in the County of Cook and State of Illinois to wit:

All of Lots 11, 12, 13 and 14, that part of Lot 10 lying South Easterly of a Line Drawn at right angles to the South Westerly line of Said Lot 10 from a point on said South Westerly Line, 32.80 feet South Easterly of the most Westerly corner of said Lot 10, Also the West 1/2 of the vacated alley lying East and adjoining said Lots 13 and 14, the South Westerly 1/2 of the vacated alley lying North Easterly adjoining said Lots 11, 12 and 13 and that part of the South 1/2 of the vacated alley lying North of and adjoining Lot 11 aforesaid and lying East of the East line extended South of Lot 4 in Frank H. Music's Subdivision of part of the North West 1/4 of Section 27, Township 41 North, Range 12, East of the Third Principal Meridian, lying North East of the Chicago and Northwestern Railway in Cook County, Illinois.

SUBJECT TO conditions and covenants of record, real estate taxes for the year 1971 and subsequent years and subject to all conditions, restrictions and easements as set forth on the schedule attached to this Deed.

In WITNESS whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its President and Secretary to these presents by its President, and attested by its Secretary, this 22nd day of October, 1971.



John R. Brown, President; Frank Portillo, Jr., Secretary

State of Illinois, County of Du Page ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that John R. Brown personally known to me to be the President of the BROWN AND PORTILLO, INC.

corporation, and Frank Portillo, Jr. personally known to me to be the Secretary of said 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 President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of December, 1971. Commission expires October 13, 1973.

Douglas C. Hancock, Notary Public

NAME: City of Park Ridge; ADDRESS: 956 Busse Highway; CITY AND STATE: Park Ridge, Illinois

OR RECORDER'S OFFICE BOX NO. 533

5.00

NO TAXABLE CONSIDERATION AFFIX 'RIDERS' OR REVENUE STAMPS HERE

NO TAXABLE CONSIDERATION

DOCUMENT NUMBER

21777097

GEORGE E. COLE & COMPANY

Warranty Deed  
CORPORATION TO INDIVIDUAL

TO

CONDITIONS, COVENANTS AND EASEMENTS

- 1: An easement is reserved for driveway purposes for grantor, its customers, its successors and assigns on the premises legally described as follows: All of Lots 11, 12, 13 and 14, and that part of Lot 10 lying Southeasterly of a line drawn at right angles to the Southwesterly line of said Lot 10 from a point on said Southwesterly line, 32.80 feet Southeasterly of the most Westerly corner of said Lot 10, also the West 1/2 of the vacated alley lying East of and adjoining said Lots 13 & 14, the Southwesterly 1/2 of the vacated alley lying North of and adjoining said Lots 11, 12 and 13 and that part of the vacated alley lying North of and adjoining Lot 11 aforesaid and lying East of the East line extended South of Lot 4 all in Frank H. Music's Sub. of a part of the Northwest 1/4 of Section 27, Township 41 North, Range 12, East of the 3rd P.M., lying Northeast of the Chicago and Northwestern Railway, said easement being bounded by a line described as follows: Commencing at the intersection of the center line of the vacated alley lying East of and adjoining Lots 13 & 14 and the center line of the vacated alley lying Northeast of & adjoining Lots 11, 12 & 13; thence Southwesterly 22.36 ft. to a point of intersection of lines drawn 20.0 ft. West & 20.0 ft. Southwesterly of the center line of the vacated alleys, aforesaid; thence Northwesterly along said line 20.0 ft. Southwesterly of & parallel with the center line of the vacated alley Northeast of & adjoining Lots 11, 12 & 13 a distance of 44.0 ft. to and intersection with North line of Lots 10 & 11; thence East along the North line of said Lots 10 & 11 a distance of 14.93 ft. to the East line of Lot 4 extended South as aforesaid; thence North along the East line of said Lot 4 extended South, 8.01 ft. to the center line of the vacated alley lying North of and adjoining Lots 10 & 11, as aforesaid; thence East along the center line of said vacated alley a distance of 6.30 ft. to an intersection with the center line of the vacated alley lying Northeast of and adjoining Lots 11, 12 & 13, aforesaid; thence Southeasterly along the center line of said vacated alley, a distance of 42.50 feet to the place of beginning, Cook County, Illinois...
- 2: The premises are conveyed and accepted by the grantee upon the following restrictions and covenants as to their use. Such restrictions and covenants shall terminate upon the sale of the premises by grantee or ten years from the date of this Deed, whichever event first occurs.
  - (a) No building, fences or other structures shall be erected upon the parcel conveyed which would interfere with Grantor's customer parking during non-commuter hours.
  - (b) The premises shall be used only for commuter parking of automobiles.
- 3: An easement is reserved by Grantor, its successors and assigns upon the entire conveyed premises to use such premises by Grantor, its successors and assigns, as a parking lot for automobiles and other vehicles necessary and incidental to the operation of Grantor's business. Such hours and at such times as the premises are not in use for commuter parking.
- 4: No sale of the premises shall be consummated without giving thirty (30) days written notice to Grantor or its successors or assigns of the terms thereof, and the Grantor or its successors or assigns shall have the right to buy said premises on such terms and conditions.
- 5: Nothing contained herein shall be construed to prevent or in any way restrict the right of the Grantee City to construct a commuter parking structure on the premises provided, however, such commuter parking structure or building shall not be constructed on the easement reserved by Grantor as set forth in Paragraph 1 of these Conditions, Covenants and Easements.

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