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2107022013

This document prepared by:

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/11/2021 09:46 AM PG: 1 OF 7

After recording return to:

Philip Fornaro
Fornaro Law
1022 S. La Grange Road
La Grange, Illinois 60525

Above Space for Recorder's use only

CC# 120038134 054 ①

SPECIAL WARRANTY DEED

NORTHERN ILLINOIS GAS COMPANY, an Illinois corporation, ("Grantor") for and in consideration of Ten and no/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby remise, release, transfer and convey to **PARK DISTRICT OF LA GRANGE**, an Illinois municipal corporation ("Grantee"), all interest in and to the following described Real Estate ("Property") situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A.

Permanent Real Estate Index Number (PIN): 18-04-418-028-0000

Common Address of Property: 610 East Avenue, La Grange, IL 60525

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances:



TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever. Grantor will warrant and defend the right and title to the above described premises unto Grantee only against the claims of those persons claiming by, through or under Grantor, but not otherwise, subject to those Permitted Exceptions listed on EXHIBIT B attached hereto and incorporated herein, to the extent that any of such

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matters are valid, enforceable and still applicable to the Property, nothing herein being deemed to revive any of the matters set forth on EXHIBIT B.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK: SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		19-Feb-2021
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
18-04-418-028-0000	20210101519820	0-634-645-520

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents as of the 16 day of February, 2021.

GRANTOR:

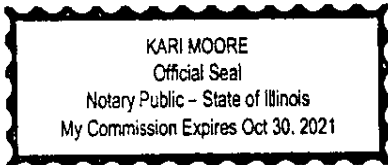
NORTHERN ILLINOIS GAS COMPANY, an Illinois corporation

By: *[Signature]*
Name: PATRICK E. WHITESIDE
Title: Senior Vice President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Patrick Whiteside, as Senior Vice President of Northern Illinois Gas Company., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of February, 2021.



Kari Moore
NOTARY PUBLIC
My Commission Expires: 10-30-2021

Exempt under the provisions of Paragraph (b) of Section 31-45 of the Real Estate Transfer Tax Act, ILCS 200/31-45.

February 16, 2021

[Signature]
Grantor

Send subsequent tax bills to:

PARK DISTRICT OF LA GRANGE
536 East Avenue
La Grange, Illinois 60525,

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EXHIBIT A

LEGAL DESCRIPTION

ALL THAT PART OF BLOCK 8 IN E.S. BADGER'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 23, 1905, AS DOCUMENT NO. 3646569, LYING SOUTH OF THE SOUTH LINE OF "HAWTHORNE CENTER FOR INDUSTRY-LAGRANGE" RESUBDIVISION OF PART OF SAID BLOCK 8, RECORDED JUNE 13, 1978, AS DOCUMENT NO. 2448881; AND LYING NORTH OF A LINE DRAWN PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER FROM A POINT IN THE EAST LINE OF SAID SOUTHEAST QUARTER WHICH IS 348.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number (PIN): 18-04-418-028-0000

Common Address of Property: 610 East Avenue, La Grange, IL 60525

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EXHIBIT B

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES FOR THE YEARS 2020 AND THEREAFTER, NOT YET DUE AND OWING.
2. EASEMENT OVER EAST 50 FEET OF THE NORTH 400 FEET OF THE SOUTH 733 FEET OF BLOCK 8 TO CONSTRUCT, OPERATE AND MAINTAIN A WATER MAIN WITH THE RIGHT OF ACCESS THERETO FOR SAID PURPOSE GRANTED TO VILLAGE OF LAGRANGE, ILLINOIS, A MUNICIPAL CORPORATION OF ILLINOIS, RECORDED NOVEMBER 9, 1966 AS DOCUMENT NO. 19990147.
3. EASEMENT RESERVED IN DEED DATED JULY 13, 1976 AND RECORDED JULY 19, 1976 AS DOCUMENT NO. 23563746 FROM NORTHERN ILLINOIS GAS COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1975 KNOWN AS TRUST NUMBER 33887 OVER THE SOUTH 20 FEET FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPAIRING, INSPECTING, REPLACING AND REMOVING ONE OR MORE PIPELINES AND ANY NECESSARY OR CONVENIENT FACILITIES WHICH ARE LIQUID, SOLID OR GASEOUS TOGETHER WITH ACCESS THEREOF.

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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: 2/16, 2021

SIGNATURE: [Handwritten Signature]
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:

Kari Moore

By the said (Name of Grantor): Patrick Whiteside

On this date of: 2/12, 2021

NOTARY SIGNATURE: Kari Moore



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: _____, 20____

SIGNATURE: _____
GRANTEE or AGENT

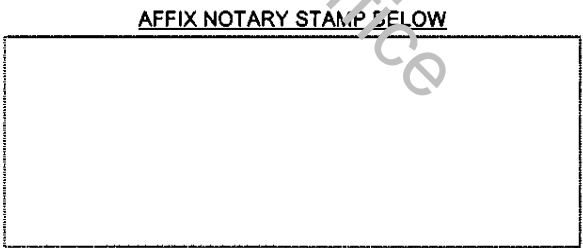
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): _____

On this date of: _____, 20____

NOTARY SIGNATURE: _____



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)**)

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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: 2 | 16 | 2020

SIGNATURE: _____

GRANTOR or AGENT

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

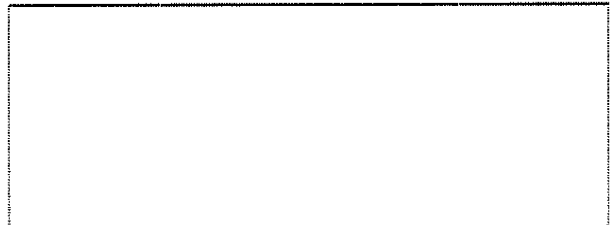
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: 2 | 16 | 2020

NOTARY SIGNATURE: _____

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: 2 | 16 | 2020

SIGNATURE: Dean Bissias

GRANTEE or AGENT *Executive*

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

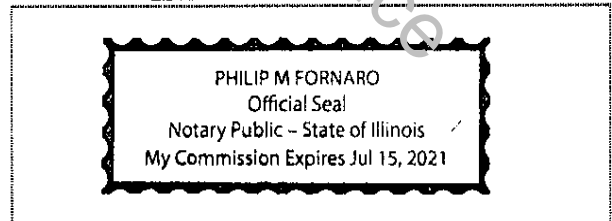
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Dean Bissias

On this date of: 16th | 2 | 2020

NOTARY SIGNATURE: Philip M Fornaro

AFFIX NOTARY STAMP BELOW



*Director
Park District of
La Grange*

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.

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