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Doc#: 2116641033 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/15/2021 10:52 AM Pg: 1 of 5

MAIL TAX BILLS TO:
Village of Western springs
740 Hillgrove Avenue
Western Springs, Illinois 60558
Attn: Village Manager

Dec ID 20210401604990
ST/CO Stamp 0-517-645-584

THIS DOCUMENT WAS PREPARED BY:
Klein, Thorpe and Jenkins, Ltd.
20 North Wacker Drive, Suite 1660
Chicago, Illinois 60606

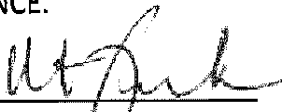
(DM/0000/000)

AFTER RECORDING RETURN TO:
Michael T. Jurusik
Klein, Thorpe and Jenkins, Ltd.
20 North Wacker Drive, Suite 1660
Chicago, Illinois 60606
Box 324 (MTJ)
Exhibit "B"

[The above space for recording purposes]

CLH12/01763LD 2023 CST

THIS DEED IS EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH b of SECTION 31-45 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH b of SECTION 7(c) OF THE COOK COUNTY TRANSFER TAX ORDINANCE.

4/16/2021 
DATE GRANTOR / GRANTEE
 OR REPRESENTATIVE

QUIT CLAIM DEED

THIS QUIT CLAIM DEED (the "**Deed**") is made as of the 16 day of April, 2021, by Rhoads Development Company, a sole proprietorship, with its principal place of business located at 4831 Commonwealth Avenue, Western Springs, Illinois 60558 (the "**Grantor**") to the Village of Western Springs, an Illinois municipal Company, with its principal place of business located at 740 Hillgrove Avenue, Western Springs, Illinois 60558 (the "**Grantee**").

WITNESSETH:

The Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee and pursuant to authority as directed by appropriate corporate action of the Grantor, the receipt and sufficiency of which is acknowledged, CONVEYS AND QUITCLAIMS to the Grantee all of Grantor's right, title and interest in and to the real property, situated in the County of Cook and State of Illinois (the "**Property**"), as

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legally described in **Exhibit "1"** attached hereto and made a part hereof. This conveyance is subject to all easement rights, encumbrances and other conditions of public record.


The conveyance of title and ownership of the Property shall be subject to the following land use restrictions: (1) the Village may sell and convey title and ownership to the Property for development under then then-current zoning regulations; (2) the Village may use and improve the Property for open space purposes or for storm water drainage purposes; and (3) the Village may sell and convey title and ownership of the Property or grant easement rights to the Property to any homeowners association or unit of local government or public agency (e.g., Illinois Toll Highway Authority) for use for open space purposes or for storm water drainage purposes.

The Grantor releases and waives all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD the Property, with the rights and appurtenances, unto the Grantee and Grantee's heirs, legal representatives, successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this Quit Claim Deed on the day, month and year set forth below, which date shall be inserted into the first paragraph of this Quit Claim Deed.

GRANTOR:

By: 
 Name: Gurrie Rhoads
 Title: Sole Proprietor

Date: 4/16 2021.

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, certify that Gurrie Rhoads as Sole Proprietor of Rhoads Development Company (the "Company"), is personally known to me to be the same person whose name is subscribed to the foregoing instrument as Sole Proprietor, that he appeared before me this day in person and acknowledged that he signed and delivered said instrument pursuant to his own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

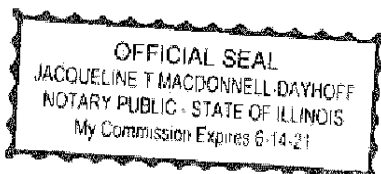
GIVEN UNDER my hand and Notarial Seal this 16 day of April, 2021.

Jacqueline T Macdonnell Dayhoff

 Notary Public

6-14-2021

 Commission Expiration



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Exhibit "1"

Legal Description of the Property

THAT PART OF PUBLIC PARK AND PLAYGROUND IN BLOCK 11 IN FOREST HILLS COMMERCIAL AND PARK DISTRICT SUBDIVISION, BEING A SUBDIVISION IN SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED WITH THE REGISTRAR OF TITLES ON OCTOBER 23, 1925 AS DOCUMENT NO. LR-277177, WHICH PART LIES:

(A) WEST OF A LINE (AS DEFINED IN A CERTAIN DEED FROM THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY TO RHOADS DEVELOPMENT CORPORATION RECORDED OCTOBER 25, 1994 AS DOCUMENT NO. 94903431) EXTENDING ACROSS SAID PARK AND PLAYGROUND WHICH IS 111 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID PUBLIC PARK AND PLAYGROUND;

(B) EAST OF A LINE (AS DEFINED IN THE SURVEYOR'S CERTIFICATE TO COMMONWEALTH IN THE VILLAGE UNIT 3, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, PLAT OF SUBDIVISION RECORDED NOVEMBER 26, 1996 AS DOCUMENT NO. 96902168) DESCRIBED AS COMMENCING ON THE NORTH LINE OF 52ND STREET AT A POINT 34.20 FEET EAST OF THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 11 IN FOREST HILLS COMMERCIAL AND PARK DISTRICT SUBDIVISION, AFORESAID; THENCE NORTH 89 DEGREES 48 MINUTES 51 SECONDS WEST ALONG SAID NORTH LINE, 34.20 FEET; THENCE NORTH 7 DEGREES 20 MINUTES 02 SECONDS EAST, 100.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 7;

(C) SOUTH OF THE NORTH LINE OF LOT 7 IN BLOCK 11 IN FOREST HILLS COMMERCIAL AND PARK DISTRICT SUBDIVISION, AFORESAID, EXTENDED EAST; AND

(D) NORTH OF THE NORTH LINE OF 52ND STREET AS DEDICATED BY THE PLAT OF SUBDIVISION OF FOREST HILLS COMMERCIAL AND PARK DISTRICT SUBDIVISION, AFORESAID. THE AFORESAID PREMISES ALSO BEING NOW DESCRIBED AS "OUTLOT D-3 (EXCESS)" ON THE COMMONWEALTH IN THE VILLAGE UNIT 3, A PLANNED UNIT DEVELOPMENT, PLAT OF SUBDIVISION RECORDED NOVEMBER 26, 1996 AS DOCUMENT NO. 96902168.

P.I.N. 18-07-400-067-0000

4901 COMMONWEALTH AVENUE
WESTERN SPRINGS, ILLINOIS 60558-0000

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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: 4 | 28 | 2021

SIGNATURE: *Sean C. McNeil*
GRANTOR or AGENT

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

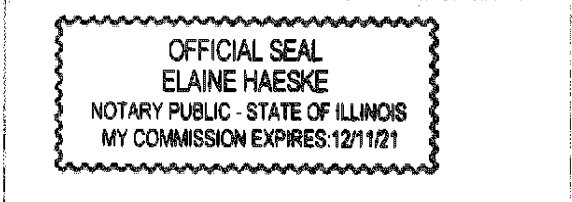
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): GUARIE C. McNEIL

On this date of: 4 | 28 | 2021

NOTARY SIGNATURE: Elaine Haeske

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: 4 | 28 | 2021

SIGNATURE: *Michael J. Jursik*
GRANTEE or AGENT

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

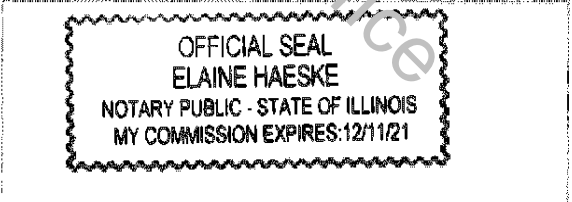
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): MICHAEL J. JURSIK

On this date of: 4 | 28 | 2021

NOTARY SIGNATURE: Elaine Haeske

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)