

# UNOFFICIAL COPY

Doc#. 2136418002 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/30/2021 06:03 AM Pg: 1 of 4

AFTER RECORDING RETURN TO: )  
)  
Mitch Ruchim, Esq. )  
3000 Dundee Road – Suite 415 )  
Northbrook, IL 60062 )  
)  
41059295 % )  
)  
GIT )  
)

Dec ID 20210901663954  
ST/CO Stamp 1-178-450-576

## SPECIAL WARRANTY DEED

THIS WARRANTY DEED (the “Deed”), is made as of this 8<sup>th</sup> day of September, 2021, by the City of Chicago Heights, an Illinois municipal corporation (the “Grantor”), whose address is 1601 Chicago Road, Chicago Heights, Illinois 60411 to the **Duane Cook and Angela Cook, as Joint Tenants with rights of survivorship and not as Tenants in Common**, whose address is 1969 Cornell Court, Melrose Park, IL 60160 (the “Grantee”).

### WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration (as approved by the Chicago Heights City Council pursuant to Resolution # 2021- 40 in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook and State of Illinois together with the building structures, fixtures and other improvements affixed to or located on said real estate, together with all rights and appurtenances pertaining to such property, to wit:

**Common address:** 304 State Street and 306 State Street, Chicago Heights, IL 60411

**P.I.N.#s:** 32-16-201-017-0000 (affects this and other land) & 32-16-201-018- 0000

**Legally described as:**

**SEE ATTACHED LEGAL DESCRIPTION**

**EXEMPTION APPROVED**

*Joie K. Dula*  
CITY CLERK  
CITY OF CHICAGO HEIGHTS  
9-2-21

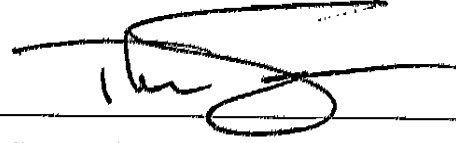
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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the day, month and year first set forth above.

**GRANTOR:**

City of Chicago Heights,  
an Illinois municipal corporation

By: \_\_\_\_\_



Name: Corporation Counsel Thomas J. Somer

Title: City of Chicago Heights

STATE OF ILLINOIS )

COUNTY OF COOK )

ss:

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Thomas J. Somer as Corporation Counsel of the City of Chicago Heights ("City"), is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such personally appeared before me this day in person and acknowledged he/she signed and delivered said instrument as his/her free and voluntary act, and as the free and voluntary act of said City, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 8<sup>th</sup> day of September, 2021.



Rachel M. Vega  
Notary Public

Exempt under provisions of 35 ILCS 200/31-45, paragraph (b), of the Real Estate Transfer Act and under provisions of Paragraph B, Section 93-0-27 of the Cook County Real Estate Tax Transfer Ordinance.

Thomas J. Somer  
Signature of Buyer, Seller or Representative

Date: 8/8/21

Tax bills to: **Duane Cook, 1969 Cornell Ct., Melrose Park, IL 60160**

Document prepared by: Thomas J. Somer – Corporation Counsel, City of Chicago Heights  
1601 Chicago Road, Chicago Heights, IL 60411

**REAL ESTATE TRANSFER TAX**

28-Dec-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

CITY.Chicagoland.Deed.304State.8-4-21

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## LEGAL DESCRIPTION

### PARCEL 1:

THAT PART OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BLOOM TOWNSHIP, COOK COUNTY, ILLINOIS, LYING WEST OF STATE STREET AND EAST OF THE MISSOURI PACIFIC RAILROAD (CHICAGO AND EASTERN ILLINOIS RAILROAD), DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF STATE STREET WITH THE NORTH LINE OF THE SOUTH  $\frac{1}{2}$  OF THE NORTH  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 16; THENCE SOUTH 01 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF STATE STREET 83.17 FEET; THENCE SOUTH 89 DEGREES 01 MINUTES 33 SECONDS WEST 193.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING 238.66 FEET; THENCE NORTH 54 DEGREES 38 MINUTES 58 SECONDS WEST 21.00 FEET; THENCE NORTH 83 DEGREES 02 MINUTES 43 SECONDS WEST 64.47 FEET; THENCE SOUTH 23 DEGREES 04 MINUTES 12 SECONDS WEST 46.40 FEET; THENCE SOUTH 72 DEGREES 04 MINUTES 41 SECONDS WEST 50.16 FEET; THENCE SOUTH 01 DEGREES 25 MINUTES 38 SECONDS EAST 34.45 FEET; THENCE SOUTH 87 DEGREES 23 MINUTES 26 SECONDS WEST 30.40 FEET; THENCE NORTH 01 DEGREES 07 MINUTES 10 SECONDS WEST 71.56 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 06 SECONDS WEST 12.97 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 15 SECONDS WEST 61.95 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 19 SECONDS WEST 59.21 FEET TO A CURVE, CONCAVE SOUTHERLY, WITH A RADIUS OF 380.87 FEET, A CHORD OF 202.18 FEET, AND A CHORD BEARING OF SOUTH 73 DEGREES 04 MINUTES 05 SECONDS WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE 204.64 FEET TO THE EAST RIGHT OF WAY OF THE MISSOURI PACIFIC RAILROAD (CHICAGO AND EASTERN ILLINOIS RAILROAD); THENCE SOUTH 25 DEGREES 53 MINUTES 46 SECONDS WEST ALONG SAID RIGHT OF WAY 579.20 FEET TO A POINT 66.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTH  $\frac{1}{2}$  OF THE NORTH  $\frac{1}{4}$  OF THE SAID NORTHEAST  $\frac{1}{4}$ ; THENCE SOUTH 89 DEGREES 08 MINUTES 22 SECONDS WEST, PARALLEL WITH THE SAID SOUTH LINE 1138.89 FEET TO THE WEST RIGHT OF WAY OF STATE STREET, PER DOC. 94519964; THENCE NORTH 01 DEGREES 05 MINUTES 38 SECONDS WEST ALONG SAID RIGHT OF WAY 350.46 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 07 SECONDS WEST 192.85 FEET; THENCE NORTH 01 DEGREES 16 MINUTES 19 SECONDS WEST 162.97 FEET TO THE POINT OF BEGINNING;

### PARCEL 2:

THAT PART OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BLOOM TOWNSHIP, COOK COUNTY, ILLINOIS, LYING WEST OF THE MISSOURI PACIFIC RAILROAD (CHICAGO AND EASTERN ILLINOIS RAILROAD), DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF STATE STREET WITH THE NORTH LINE OF THE SOUTH  $\frac{1}{2}$  OF THE NORTH  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 09 MINUTES 15 SECONDS WEST ALONG THE SAID NORTH LINE 1071.21 FEET TO THE WEST RIGHT OF WAY OF THE MISSOURI PACIFIC RAILROAD (CHICAGO AND EASTERN ILLINOIS RAILROAD); THENCE CONTINUING 430.87 FEET TO THE EAST LINE OF THE CHICAGO DISTRICT PIPELINE PROPERTY, PER DOC. 14832873; THENCE SOUTH 01 DEGREES 11 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE 579.51 FEET TO POINT 82.5 FEET NORTH OF THE SOUTH LINE OF THE SOUTH  $\frac{1}{2}$  OF THE NORTH  $\frac{1}{4}$  OF THE SAID NORTHEAST  $\frac{1}{4}$ ; THENCE NORTH 89 DEGREES 08 MINUTES 21 SECONDS EAST PARALLEL WITH THE SAID SOUTH LINE 135.58 FEET TO THE WEST LINE OF THE SAID MISSOURI PACIFIC RAILROAD (CHICAGO AND EASTERN ILLINOIS RAILROAD); THENCE NORTH 25 DEGREES 52 MINUTES 34 SECONDS EAST ALONG SAID WEST LINE 648.75 FEET TO THE POINT OF BEGINNING.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated 9/8/21, 2021 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said THOMAS SOMER this 8<sup>th</sup> day of SEPTEMBER, 2021.

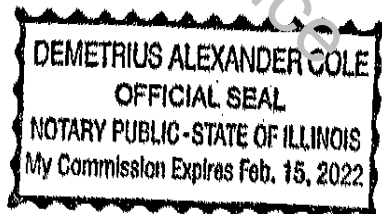


Notary Public Rachel M Vega

The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated 8th September, 2021 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Cathy Tencza this 8<sup>th</sup> day of September, 2021.



Notary Public [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)