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Doc# 2226313029 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/20/2022 01:39 PM PG: 1 OF 6

WARRANTY DEED

(CORPORATION TO CORPORATION)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR, BUFFALO GROVE

PARK DISTRICT, a municipal corporation created and existing under and by virtue of the laws of the State of Illinois ("Grantor") and duly authorized to transact business in the State of Illinois, with offices at 530 Bernard Drive, Buffalo Grove, Illinois 60089, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations, in hand paid, and pursuant to authority given by the Board of Commissioners of the Grantor, CONVEYS and WARRANTS to

THE VILLAGE OF BUFFALO GROVE, an Illinois municipal corporation ("Grantee"), with offices at 50 Raupp Boulevard, Buffalo Grove, Illinois 60089, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTH 260 FEET OF THE WEST 528 FEET OF THE EAST 561 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

SUBJECT TO: THE EXCEPTIONS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN,

to have and to hold the Real Estate, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the title to the property described on Exhibit "A" unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, subject to the exceptions, covenants, conditions, easements and restrictions contained in Exhibit "B", attached hereto and incorporated herein, which run with the land and are binding on, and shall inure to the benefit of Grantee, and its successors and assigns;

Permanent Real Estate Index Number: 03-09-101-033-0000

Address of Real Estate: 985 Buffalo Grove Road, Buffalo Grove, Illinois 60089

THIS IS NOT HOMESTEAD PROPERTY

Exempt under provisions of Paragraph (E) of Section 31-45, of the Illinois Real Estate Transfer Tax Statute.

Buffalo Grove Park District

Date: August 22, 2022

Grantor or Representative

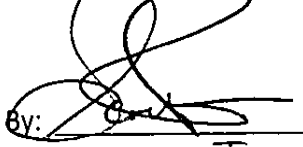
(SIGNATURE AND NOTARY TO FOLLOW)

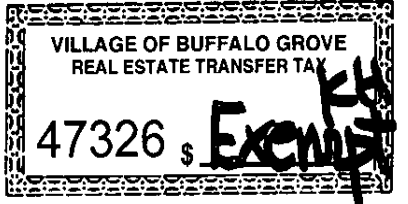
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In Witness Whereof, said Grantor has caused its name to be signed to these presents, this _____
22 day of August, 2022.

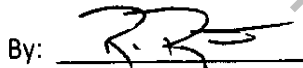
GRANTOR:



BUFFALO GROVE PARK DISTRICT, a municipal corporation

By: 
Name: SCOTT JACOBSON
Its: PRESIDENT



ATTEST:

By: 
Name: RYAN RISINGER
Its: EXECUTIVE DIRECTOR

REAL ESTATE TRANSFER TAX		20-Sep-2022
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
03-09-101-033-0000		20220901628518 1-383-224-912

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Scott Jacobson, personally known to me to be the President of The Buffalo Grove Park District, Illinois, and Ryan Risinger, personally known to me to be the Executive Director of the Buffalo Grove Park District, Illinois, 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 severally acknowledged that they signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of the municipal corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22ND day of August, 2022.
Commission expires September 2, 2025.


NOTARY PUBLIC



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This instrument was prepared by: Schain, Banks, Kenny & Schwartz, Ltd. Three First National Plaza, 70 West Madison Street, Suite 2300, Chicago, Illinois 60602

(NAME AND ADDRESS)

MAIL TO:

Patrick Brankin
Schain, Banks, Kenny & Schwartz, Ltd.
Three First National Plaza
70 West Madison Street
Suite 2300
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

Dane C. Bragg
Village Manager
Village of Buffalo Grove
50 Raupp Boulevard
Buffalo Grove, Illinois 60089

OR RECORDER'S OFFICE BOX NO. _____

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EXHIBIT "A"

EXCEPTIONS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS

1. Covenants, Conditions, Easements and Restrictions of Record;
2. General Taxes for 2021 and subsequent years;
3. The provisions of all laws, ordinances, and regulations affecting the real estate, including without limitation, all applicable zoning and land use laws and ordinances and building laws, codes and ordinances;
4. Taxes or special assessments which are not shown as existing liens by the public records;
5. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road and highway purposes;
6. Rights of adjoining and contiguous owners to have maintained the uninterrupted flow of the waters of any stream which may flow on or through the Land;
7. Release from claims for damages by reason of the Department of Public Works and Buildings of the State of Illinois, opening, improving or using adjoining Land for highway purposes, as contained in warranty deed from William E. Simpson and Elizabeth M. Simpson, his wife, dated July 22, 1970 and recorded August 4, 1970 as Document Number 21227377;
8. Easement over the portion of the Land described as follows:

A 20 foot strip of Land falling in the Northeast Quarter of the Northwest Quarter of Section 9, Township 42 North, Range 11 East of the Third Principal Meridian (limited on the South by the South line of the North one third of the South half of said Northeast Quarter and on the North by the Westerly water's edge of the Buffalo Grove Park District Pond, the center line of said strip being described as follows:

Beginning at the intersection of the center line of Salk Road and the South line of the North one third of the South half of the Northeast Quarter of the Northwest Quarter of said Section 9; thence Northeasterly on a line forming an angle of 48 degrees with said South line (as measured from the East to the Northeast) to the westerly water's edge of the Buffalo Grove District Pond aforesaid.

Also:

That part of the Northeast Quarter of the Northwest Quarter of Section 9 aforesaid bounded and described as follows:

Beginning at the point of intersection of the Northwesterly line of the 20 foot strip of Land as described in the above parcel with the Westerly edge of water of the Buffalo Grove District pond; thence Southwesterly along said Northwesterly line 20 feet; thence Northwesterly at right angles to said Northwesterly line 10 feet; thence Northeasterly at right angles to the last described course 40 feet; thence Southeasterly at right angles to the last described course 40 feet; thence Southwesterly at right angles to the last described course 40 feet; thence Northwesterly at right angles to the last described course 10 feet to the Southeasterly line of the 20 foot strip of Land as described in above parcel; thence Northeasterly along said Southeasterly line 20 feet; thence Northwesterly at right angles to the last described course 20 feet to the place of beginning, and as further shown and described on Plat 764-f (prepared by the County of Cook, as agent for the Buffalo Grove Park District.)

For the purposes of highway storm drainage and incidental purposes as created by easement agreement

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between Buffalo Grove Park District and Township of Wheeling dated May 11, 1978 and recorded May 22, 1978 as Document Number 24458238 and the covenants, conditions and agreements therein contained.

Note: That portion of the easement lying South of the South line of the North half of the Northeast quarter of the Northwest quarter of Section 9, Township 42 North, Range 11 East of the Third Principal Meridian is not a valid easement due to the fact that the document attempting to create said easement was not registered in torrens, whereas the parcel underlying this portion of the- easement is torrens property. (Affects Land and other property); and

9. Acts of Grantee.

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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: 8 | 22 | 2022

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: _____

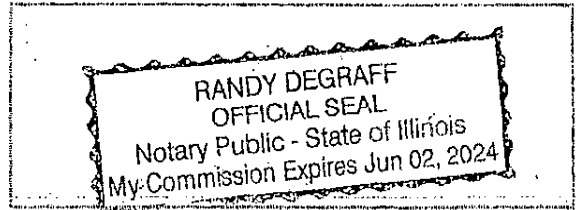
By the said (Name of Grantor): _____

On this date of: 8 | 22 | 2022

NOTARY SIGNATURE: _____

[Handwritten 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: 8 | 22 | 2022

SIGNATURE: _____

[Handwritten 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: _____

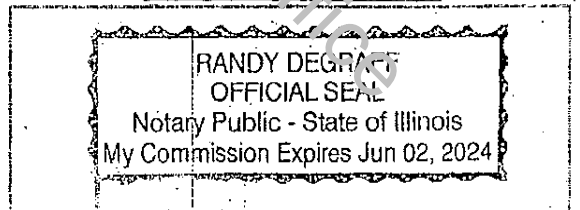
By the said (Name of Grantee): _____

On this date of: 8 | 22 | 2022

NOTARY SIGNATURE: _____

[Handwritten Signature]

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)