

18-20-100-010 K  
-008  
6505837K

QUITCLAIM DEED

23 980 758

FA Route 98  
Section 430-R  
Cook County  
Parcel EPS 6

12<sup>00</sup>

Pursuant to and in compliance with the authority set forth in Paragraph 4-503(a) of Chapter 121 of the Illinois Revised Statutes, the Grantor, the State of Illinois, acting by and through its Department of Transportation for and in consideration of the sum of One Hundred Ten Thousand Three Hundred and Three (\$110,303.00) Dollars in hand paid, conveys and quitclaims to Forest Hills Development Company, an Illinois Corporation, all right, title and interest in the following described real estate, no longer needed for highway purposes, in the County of Cook, State of Illinois, to-wit:

That part of a tract of land described as the West Half of the West Half of Section 20, Township 38 North, Range 12 East of the Third Principal Meridian described as follows:

Commencing at the Southwest corner of said Section 20; thence Northerly along the West line of said Section 20 for a distance of 2284.55 feet to a point; thence Northeasterly along a line that forms an angle of 63 degrees 24 minutes to the right with a prolongation of the last described course for a distance of 67.00 feet to the point of beginning, said point of beginning being 60 feet East of the West line of said Section 20; thence continuing along the last described line a distance of 435.55 feet to a point; thence Northeasterly along a curve to the right convex Northerly having a radius of 4557.46 feet and which is tangent to a line that forms an angle of 3 degrees 47 minutes to the left with the prolongation of the last described course at the last described point for a distance of 458.18 feet to a point; thence Northeasterly along a line which is tangent to the last described curve at the last described point for a distance of 501.92 feet more or less to a point in the East line of the West Half of the West Half of said Section 20; thence South along the East line of the West Half of the West Half of said Section 20 to a point, said point being 10 feet Northerly of the Existing Right of Way Line of the Chicago and Joliet Road, as per Document Number 12,627,890, date recorded February 21, 1941, and said point, also being on the Proposed Right of Way Line and the Proposed Access Control Line of the Chicago and Joliet Road; thence Southwesterly along the Proposed Right of Way Line and the Proposed Access Control Line of the Chicago and Joliet Road, said line being 60 feet Northerly of and parallel to the centerline of State Route, SBI Route 4 to a point, said point being 72.06 feet East of the West line of said Section 20; thence Northwesterly along a straight line for a distance of 13.51 feet to a point, said point being 60 feet East of the West line of said Section 20, and also being 12.06 feet normally from the extended afore-described Proposed Right of Way Line and the Proposed Access Control Line of the Chicago and Joliet Road; thence North along a line being 60 feet East of the West line of said Section 20, a distance of 310.33 feet to the point of beginning (except the West 500 feet as measured perpendicular to the West Line of said Section 20) all in Cook County, Illinois, containing 4.21 acres, more or less.

All of the above being shown on the attached plat which is considered a part hereof.

Subject to the following reservations and covenants which shall run with the land:

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# UNOFFICIAL COPY

-2-

- Property of Sangamon County Clerk's Office
1. It is understood and agreed by the Grantee for itself, its heirs, successors and assigns that the drainage channel located on the parcel conveyed herein shall not be enclosed, altered, relocated nor shall the water detention and storage area be diminished without first submitting plans and specifications therefor to and obtaining the written approval of the District Engineer of the Department of Transportation.
  2. The Grantee, for itself, its heirs, successors and assigns further covenants and agrees that there is no existing right of access nor will the Grantor permit access in the future to or from the above described premises from and to the public road adjacent thereto, previously declared a freeway, excepting that upon application by the Grantee one (1) access driveway will be permitted in accordance with Grantor's Policy on Permits for Access Driveways approximately 475 feet westerly from the southeast corner of the above described premises as measured along the afore-described right of way line of the Chicago and Joliet Road.
  3. The Grantee, for itself, its heirs, successors and assigns as a part of the consideration hereof does hereby covenant and agree that the land heretofore described shall not be used as a junk yard or for advertising of any kind, except as may be permitted under Sections 504.02 or 504.03 of Chapter 121 of the Illinois Revised Statutes.

REGISTER OF DEEDS  
\*23980758

Dated this 8<sup>th</sup> day of March, A.D., 19 77.

STATE OF ILLINOIS  
DEPARTMENT OF TRANSPORTATION

Cloughorn Bond  
Secretary

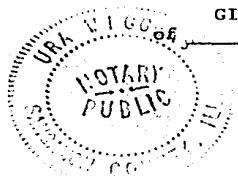
ATTEST:

H. R. Hanley  
Director of Highways

ILLINOIS  
REGISTER OF DEEDS  
JUN 22 2 19 PM '77

STATE OF ILLINOIS )  
COUNTY OF SANGAMON ) SS.

I, Cara Wiggare, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cloughorn Bond, personally known to me to be the Secretary of the Department of Transportation, a Department of the government of the State of Illinois, and H. R. Hanley, personally known to me to be the Director of Highways, of said Department, and whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Secretary and Director of Highways, they signed and delivered the said instrument, and caused the seal of said Department to be affixed thereto, as their free and voluntary act and as the free and voluntary act of said Department, for the uses and purposes therein set forth.



GIVEN under my hand and notarial seal this 8<sup>th</sup> day of March, A.D., 19 77.

Cara Wiggare  
Notary Public

23 980 758

My Commission Expires: 8-27-77

STATE OF ILLINOIS )  
 )SS.  
COUNTY OF SANGAMON )

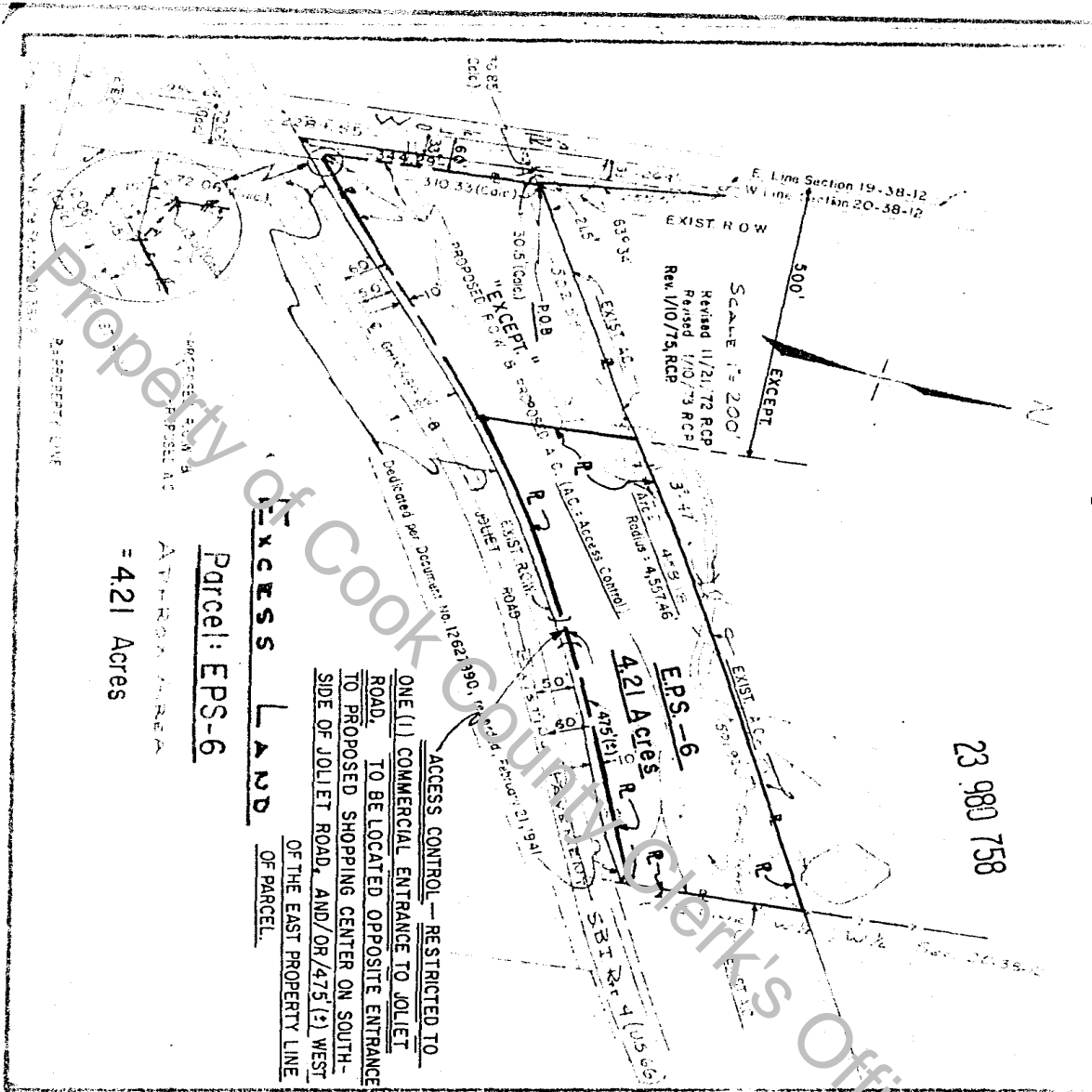
I, James R. Thompson, Governor of the State of Illinois, pursuant to the provisions of Paragraph 4-508(a) of Chapter 121 of the Illinois Revised Statutes, do hereby approve the conveyance of the afore-mentioned lands no longer needed for highway purposes.

*James R. Thompson*  
GOVERNOR

Property of Cook County Clerk's Office

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph 6, Section 4, of the Real Estate Transfer Tax Act. 4/15/77  
*L. J. ...*

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END OF RECORDED DOCUMENT