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Doc#. 2305813196 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/27/2023 12:22 PM Pg: 1 of 5

Dec ID 20230201658903

AFTER RECORDING RETURN TO:)
)
City of Chicago Heights)
Attn: Corporation Counsel)
1601 Chicago Road)
Chicago Heights, Illinois 60411)
)
)

[This space reserved for recording data.]

WARRANTY DEED

THIS Warranty Deed (the "Deed"), is made as of this 26 day of October, 2022, by John Graham, Individually and as President and an authorized agent of J.F. Leising Co., an Illinois Corporation, (the "Grantor"), whose address is 1810 Chicago Road, Chicago Heights, IL 60411 pursuant to an authorizing Resolution approved by its Board of Directors at a duly formed meeting held on the 26 day of October, 2022 to the "Grantee", the **City of Chicago Heights, an Illinois Municipal Corporation** (the "Grantee"), whose address is 1601 Chicago Road, Chicago Heights, Illinois 60411

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, 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 described below and made a part hereof together with the 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:

LEGAL DESCRIPTION:

SEE LEGAL DESCRIPTION ATTACHED

Common Address: 1810 – 1822 Chicago Road, Chicago Heights, Illinois

P.I.N.: 32-29-200-061; 062; 063; 066; 056 – 0000 & 32-20-435-002-0000.

EXEMPTION APPROVED

[Signature]
CITY CLERK
CITY OF CHICAGO HEIGHTS

[Handwritten initials]
2-23-23

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LEGAL DESCRIPTION

PARCEL A:

THAT PART OF THE 100-FOOT WIDE FORMER RAILROAD RIGHT-OF-WAY KNOWN AS THE HARTSDALE BRANCH OF THE MICHIGAN CENTRAL RAILROAD, NOW CONSOLIDATED RAIL CORPORATION, LYING WESTERLY OF THE CENTERLINE OF CHICAGO AND VINCENNES ROAD AND LYING EASTERLY OF THE CENTERLINE OF EUCLID AVENUE, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BLOOM TOWNSHIP, COOK COUNTY, ILLINOIS, EXCEPT THE WEST 33 FEET THEREOF FALLING IN EUCLID AVENUE AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF CHICAGO ROAD, AND THE NORTH LINE OF THE OLD MICHIGAN CENTRAL RAILROAD, THENCE WEST 155.2 FEET, THENCE SOUTHEASTERLY PARALLEL WITH THE SAID WEST RIGHT-OF-WAY LINE 161.40 FEET, THENCE NORTHEASTERLY 139.83 FEET TO A POINT 20 FEET WEST OF THE WEST RIGHT-OF-WAY LINE, THENCE NORTHEASTERLY 20.40 FEET TO THE WEST RIGHT-OF-WAY LINE, THENCE NORTHERLY 141.4 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF CHICAGO ROAD TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B:

LOT 14 OF THE COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 28, AND THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 SOUTH OF THE RAILROAD AND THE SOUTHEAST 1/4 SOUTH OF RAILROAD OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE SOUTH WEST CORNER OF LOT 14; THENCE NORTHERLY ON THE WEST LINE OF LOT 14, TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PENN CENTRAL RAILROAD COMPANY; THENCE EASTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, 36.18 FEET TO A POINT; THENCE SOUTHEASTERLY ON A STRAIGHT LINE WHICH MAKES AN ANGLE OF 35 DEGREES 02 MINUTES 03 SECONDS WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD WHEN TURNED FROM EAST TO SOUTH EAST, 101.66 FEET TO A POINT; THENCE SOUTHERLY ON A STRAIGHT LINE TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 14; SAID POINT 107.77 FEET EAST OF THE SOUTH WEST CORNER OF LOT 14; THENCE MEASURED ON THE SOUTH LINE THEREOF; THENCE WEST TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; AND ALSO EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 14, 107.77 FEET EAST OF THE SOUTHWEST CORNER THEREOF (AS MEASURED ON THE SOUTH LINE THEREOF); THENCE EAST ON THE SOUTH LINE OF LOT 14, 35.12 FEET TO A POINT; THENCE NORTH AT

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RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT, 51.07 FEET TO A POINT; THENCE

NORTHWESTERLY ON A STRAIGHT LINE WHICH MAKES AN ANGLE OF 126 DEGREES 25 MINUTES 15 SECONDS WITH THE LAST DESCRIBED LINE WHEN TURNED FROM SOUTH THROUGH WEST TO NORTHWEST, 41.25 FEET TO A POINT; THENCE SOUTH 75.70 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

AND ALSO EXCEPTING THEREFROM THAT PART OF THE 100 FOOT WIDE FORMER RAILROAD

RIGHT-OF-WAY DESCRIBED IN PARCEL A AND THAT PART OF LOT 14 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF CHICAGO ROAD, AND THE NORTH LINE OF THE OLD MICHIGAN CENTRAL RAILROAD, THENCE WEST 155.2 FEET, THENCE SOUTHEASTERLY PARALLEL WITH THE SAID WEST RIGHT-OF-WAY LINE 161.40 FEET, THENCE NORTHEASTERLY 139.83 FEET TO A POINT 20 FEET WEST OF THE WEST RIGHT-OF-WAY LINE, THENCE NORTHEASTERLY 20.40 FEET TO THE WEST RIGHT-OF-WAY LINE, THENCE NORTHERLY 141.4 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF CHICAGO ROAD TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PARCEL C:

LOTS 53, 54, 55, 56, 67, 68, 69, 70, 71, 72, 73 AND 74 IN WIEDERHOLD'S ADDITION TO CHICAGO HEIGHTS, BEING A SUBDIVISION OF LOT 11 OF THE COUNTY CLERK'S DIVISION OF THE NORTH WEST QUARTER OF SECTION 28 AND THE NORTH EAST QUARTER AND THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 29 AND THE EAST HALF OF THE SOUTH WEST QUARTER SOUTH OF THE RAILROAD AND THE SOUTH EAST QUARTER SOUTH OF RAILROAD OF SECTION 20 EXCEPT JOHN WALLACE'S ADDITION; ALSO OUT LOTS C AND D AND THE STREETS BETWEEN THEM OF CHICAGO HEIGHTS AS RECORDED ON PAGE 9 IN BOOK 57 OF MAPS, BEING IN SAID SECTION 29, ALL IN TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL D:

ALLEY THAT LIES EAST OF AND ADJOINING LOTS 71, 72, 73 AND 74 AND THE NORTH HALF OF THE ALLEY THAT LIES SOUTH OF AND ADJOINING LOT 74 IN WIEDERHOLD'S ADDITION TO CHICAGO HEIGHTS, AFORESAID.

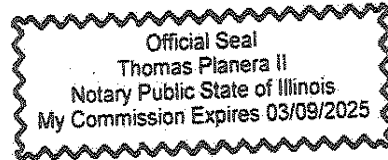
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STATEMENT BY GRANTOR AND GRANTEE

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 26 October, 2019²² Signature: John Graham
Grantor or Agent

Subscribed and sworn to before me by the said John Graham this 26 day of October, 2019²².



Notary Public [Signature]

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 10/26/2022, 2019 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Thomas Somer this 26th day of OCTOBER, 2019²².



Notary Public Alexandra Gutierrez

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.)