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Karen A. Yarbrough
Cook County Clerk
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Dec ID 20230501611220
ST/CO Stamp 0-616-252-112

SPECIAL WARRANTY DEED

Space Above This Line for Recording Data

THIS SPECIAL WARRANTY DEED WITH RESTRICTIVE COVENANTS is made this 28th day of October, 2022, between **VULCAN LANDS, INC.** a New Jersey corporation, as "Grantor," and **THE VILLAGE OF ELK GROVE VILLAGE**, an Illinois home rule municipality having an address of 901 Wellington Avenue, Elk Grove Village, Illinois, "Grantee":

WITNESSETH, that the Grantor, by these presents, does REMISE, RELEASE, ALIEN AND CONVEY and WARRANT unto the Grantee, the real estate situated in the Village of Elk Grove Village, Illinois and legally described on Exhibit "A" attached hereto (the "Real Estate").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, **SUBJECT TO** the Permitted Exceptions set forth in Exhibit "B" attached hereto and made a part hereof and the restrictions set forth below.

SUBJECT FURTHER TO THE FOLLOWING RESTRICTIONS:

By acceptance and recording of this Deed, Grantee covenants and agrees for itself, its successors and assigns that the Real Estate hereby conveyed is being taken "AS IS, WHERE IS" with all faults and without any representation and warranty and Grantee accepts all responsibility and liability associated with or arising from underground petroleum fuel storage tanks, underground utilities, underground foundation structures for a billboard, a well, buildings, and above ground storage containers, including but not limited to any leaks from the underground storage tanks, any contamination in the well, and any hazardous materials in the buildings or

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EXHIBIT A

PARCEL 1:

THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTH EAST 1/4; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTH EAST 1/4 438.15 FEET TO THE CENTERLINE OF HIGGINS ROAD AS ORIGINALLY LAID OUT; THENCE NORTHWESTERLY ALONG SAID CENTERLINE, BEING ALONG A LINE THAT FORMS AN ANGLE OF 41 DEGREES 11 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 547.45 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ALONG SAID CENTERLINE 238.45 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4 310.98 FEET TO THE SOUTHERLY LINE OF A 50 FEET WIDE STRIP OF LAND LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF THE NORTHWEST TOLL HIGHWAY; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID 50 FEET WIDE STRIP OF LAND 224.77 FEET TO A LINE PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4 FROM THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID PARALLEL LINE 331.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTH EAST 1/4; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTH EAST 1/4 438.15 FEET TO THE CENTER LINE OF OLD HIGGINS ROAD AS ORIGINALLY LAID OUT; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, BEING ALONG A LINE THAT FORMS AN ANGLE OF 41 DEGREES 11 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 705.85 FEET TO AN ANGLE IN SAID CENTER LINE FOR THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4, 310.98 FEET TO THE SOUTHERLY LINE OF A 50.0 FEET WIDE STRIP OF LAND LYING SOUTHERLY THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE STATE OF ILLINOIS NORTHWEST TOLL HIGHWAY; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE 93.4 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.0 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE STATE OF ILLINOIS NORTHWEST TOLL HIGHWAY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 415.54 FEET TO A LINE 4 87.77 FEET EAST OF (MEASURED AT RIGHT ANGLES THERETO) AND P7 PARALLEL WITH THE "WEST LINE OF THE EAST 1/2 OF SAID SOUTH EAST 1/4; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 646.90 FEET TO THE CENTER LINE OF OLD HIGGINS ROAD AS ORIGINALLY LAID OUT; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 327.74 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs: 08-22-401-051-0000; 08-22-401-053-0000

Commonly known as 1520 and 1700 Midway Court, Elk Grove Village, IL 60007

Prepared By:

Derke J. Price
Ancel Glink
1979 N. Mill Street
Naperville, Illinois 60563

After recording return to:

David Lambert
Zuber Lawler
350 S. Grand Avenue, 32nd Floor
Los Angeles, CA 90071

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EXHIBIT "B" PERMITTED EXCEPTIONS

1. General Real Estate Taxes for 2021 and Subsequent Years.
2. Grant of non-exclusive easement recorded September 15, 1976 as document 23636583, received of Illinois Bell Telephone Company, its successors and assigns or agents, the right to construct, operate, maintain, replace and remove communication system of such underground cables, wires, conduits, manholes, surface testing-terminals, markers and associated equipment for transmitting of sounds and signals by electricity as the grantee, may from time to time require, upon, over, under and across the Land, together with the right of access to said easement, we refer to the record for the specifics (affects the 10 feet North of and adjoining the center line of Old Higgins Road
3. Grant of easement dated October 4, 1985 and recorded February 21, 1986 as document 86072560 made by Timothy A. Busse, as sole owner his successors, assigns, heirs, administrators and executors grants unto said Northern Illinois Gas Company, its successors and assigns, a perpetual easement and right of way for the purpose of laying, maintaining, operating, renewing, replacing and removing gas mains and any necessary gas facilities appurtenant thereto, together with the right of access thereto for said purposes, in, upon, under, along and across the following described property:

The Southwesterly 40 feet, as measured from the center line of Old Higgins Road to a line running Northeasterly of and parallel with said centerline of Old Higgins Road, being a part of grantor's property in that part of the East 1/2 of the Southeast 1/4 of Section 22, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows::

Commencing at the Southeast corner of said Southeast 1/4; thence North along the East line of said Southeast 1/4, 438.15 feet to the center line of Higgins Road as originally laid out; thence Northwesterly along said center line, being along a line that forms an angle of 41 degrees 11 minutes to the left with the prolongation of the last described course, a distance of 547.45 feet for the point of beginning; thence continuing Northwesterly along said center line 238.45 feet; thence North parallel with the East line of said Southeast 1/4 310.98 feet to the Southerly line of a 50 foot wide strip of land lying Southerly of the Southerly right of way line of the Northwest Toll Highway; thence Southeasterly along the Southerly line of said 50 foot wide strip of land 233.77 feet to a line parallel with the East line of said Southeast 1/4 from the point of beginning; thence South along said parallel line 331.01 feet to the point of beginning, in Cook County, Illinois

4. Public utilities along the North right of way line of Old Higgins Road.
5. By document 16752078 recorded November 13, 1956, Hedwig Busse released the Illinois State Toll Highway Commission from all claims or damages to all property adjoining property conveyed and belonging to her which may be sustained by said grantor by reason of taking of the property conveyed for highway purposes therein and all rights by way of reverter or otherwise in and to real estate lying in abutting public roads and highways.
6. Rights of Northern Illinois Gas Company in and to a part of the land as condemned for a permanent, perpetual and exclusive right and easement for the construction, operation and

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maintenance of a gas main and appurtenances thereto on a petition filed June 11, 1959 in Case No. 59 South 9901, Superior Court of Cook County, Illinois over premises described as follows::

All that part of the East 1/2 of the Southeast 1/4 of Section 22, Township 41 North, Range 11, East of the Third Principal Meridian, except the West 210 feet of said tract, in Cook County, Illinois, bounded and described as follows::

Commencing at the Southeast corner of said Section 22, thence Northerly along the East line of said Section 22, a distance of 815 feet to the Southeast corner of property acquired by the Illinois State Toll Highway Commission by deed recorded October 31, 1956 as document 16752078, said point being the point of beginning of the parcel of land herein described:

Thence Northwesterly along the Southwesterly line of the aforesaid Illinois State Toll Highway Commission property forming an angle of 44 degrees 33 minutes 50 seconds to the left with the last described course extended, a distance of 830.9 feet to a point hereinafter referred to as Point "A"; thence Northeasterly at right angles a distance of 50 feet along the line hereinafter referred to as Line "A" to the Southwesterly line of the Northwestern most parcel of land acquired by the Illinois State Toll Highway Commission by said document 16752078; thence Northwesterly along said Southwesterly line of the Illinois State Toll Highway Commission Property (hereinafter referred to as Line "B"); a distance of 741.6 feet to a point 16.5 feet Southerly measured at right angles from the South line of the North 20 acres of the East 1/2 of the Southeast 1/4 of said Section 22, said point being 259.8 feet East of the West line of the East 1/2 of the Southeast 1/4 of said Section 22; thence Westerly parallel with the South line of the North 20 acres of the East 1/2 of the Southeast of said Section 22, forming an angle of 46 degrees 02 minutes 40 seconds to the left with the last described course extended a distance of 114.8 feet more or less to a point distance 82.5 feet Southwesterly, measured at right angles from said Line "B" extended; thence Southeasterly parallel with said Line "B" a distance of 1683.11 feet to a point in the East line of said Section 22; thence Northerly along the East line of said Section 22 a distance of 46.3 feet to the point of beginning.

7. Release of damages by reason of opening of highway on adjoining property, as contained in warranty deed from Hedwig Busse to the State of Illinois for the use of the Department of Public Works and buildings, dated October 25, 1968 and recorded November 4, 1968 as document 20665485, conveying said adjoining property

8. Grant of easement dated September 9, 1985 and recorded February 21, 1986 as document 8607256 made by Hedwig Busse, sole owner, her successors, assigns, heirs, administrators and executors grants unto Northern Illinois Gas Company, its successors and assigns, a perpetual easement and right of way for the purpose of laying, maintaining, operating, renewing, replacing and removing gas mains and any necessary gas facilities appurtenant thereto, together with the right of access thereto for said purposes, in, upon, under, along and across the following described property:

The South 40 feet of owner's property as measured from the center line of Old Higgins Road to a line 40 feet North of and parallel with said center line of Old Higgins Road, situated in that part of the East 1/2 of the Southeast 1/4 of Section 22, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows::

Commencing at the Southeast corner of said Southeast 1/4; thence Northerly along the East line of said Southeast 1/4 438.15 feet to the center line of Old

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Higgins Road as originally laid out; thence Northwesterly along said center line, being along a line that forms an angle of 41 degrees 11 minutes to the left with the prolongation of the last described course, a distance of 785.85 feet to an angle in said center line for the point of beginning; thence Northerly parallel with the East line of said Southeast 1/4, 310.98 feet to the Southerly line of a 50.0 foot wide strip of land lying Southerly of the Southwesterly right of way line of the State of Illinois Northwest Toll Highway; thence Northwesterly along said Southerly line 93.4 feet; thence Northeasterly at right angles to the last described course 50.0 feet to the Southwesterly right of way line of the State of Illinois Northwest Toll Highway; thence Northwesterly along said Southwesterly right of way line 415.54 feet to a line 487.77 feet East of (measured at right angles thereto) and parallel with the West line of the East 1/2 of said Southeast 1/4; thence Southerly parallel with said West line 646.90 feet to the center line of Old Higgins Road as originally laid out; thence Southeasterly along said center line 327.74 feet to the point of beginning, in Cook County, Illinois

9. Easement in favor of Mount Prospect State Bank, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded October 8, 1980 as Document No. 25616425. See document for exact location.

10. Easement in favor of Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded January 8, 1981 as Document No. 25729612. See document for exact location.

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Deeke Price being duly sworn on oath, states that he resides at 716 Prescott Ct, Naperville, IL 60563. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way fro railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

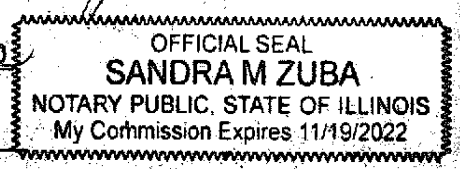
Affiant further state that he makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 18th day of October, 2022

Sandra M. Zuba

[Signature]



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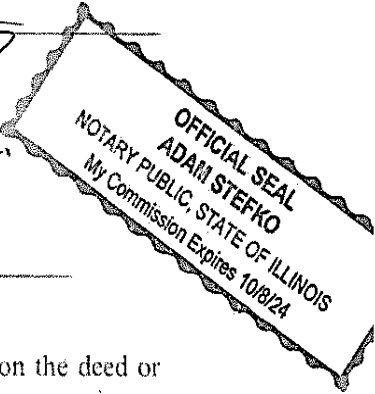
STATEMENT BY GRANTOR AND GRANTEE

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 4/26/22 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Gregory Silver, President of Vulcan Lands, Inc. dated _____

Notary Public [Signature]



The grantee or his agent affirms and verifies that 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 4/26/22 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Gregory B Johnson dated 4/24/22

Notary Public [Signature]



Note: 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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.