

# UNOFFICIAL COPY

92639041

Document No. 30128

SPACE RESERVED FOR RECORDING OFFICER

Section: 85-W8140-01-RP  
Plat : 868  
Tract : 40-004  
County : Cook  
Owner : The Southland Corporation

Index No. 09-15-304-033  
Address: Southwest Corner of  
Potter and Ballard  
Des Plaines, IL

*No Fee*

*29*

## SPECIAL WARRANTY DEED

THIS INDENTURE given as of this 31st day of March, 1992, by THE SOUTHLAND CORPORATION, a Texas Corporation, with an address at 2711 North Haskell Avenue, Dallas, Texas 75204-2906, party of the first part, to COUNTY OF COOK, A BODY POLITIC AND CORPORATE OF THE STATE OF ILLINOIS, with an address at 118 North Clark, Chicago, Illinois 60602, party of the second part;

### WITNESSETH:

THAT the said party of the first part, for and in consideration of the sum of Fifty-four Thousand and 00/100 Dollars (\$54,000.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN and SELL unto the said party of the second part, and its successors and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois (the "Property") known and described as follows, to wit:

See Exhibit A attached hereto and incorporated herein.

BEING AND INTENDED TO BE a portion of the same property conveyed to the party of the first part by deed dated October 31, 1984, and recorded as Document No. 3469453 in the office of the Registrar of Titles, Cook County, Illinois on October 16, 1985.

SUBJECT TO current taxes and assessments not yet delinquent and taxes and assessments for subsequent years; covenants, restrictions, reservations, rights, rights-of-way and easements of record; zoning ordinances or statutes and building, use and occupancy restrictions of public record, and all public and private roads and easements.

Delayed Billing Requested

Exempt deed or instrument  
Eligible for recording  
without payment of tax  
*8/29/92*  
City of Des Plaines

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7160906 DG  
Exempt under Equal Estate Transfer Tax Act Sec. A  
Par. E & Cook County Ord. 10-1-81 Par. E  
Date 8/29/92

COOK COUNTY

1992 AUG 28 PM 2:59

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County of Cook  
Highway Department  
118 N. Clark St.  
Chicago, IL 60602

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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 said party of the first part, either in law or equity, of, in and to the Property with the appurtenances, unto the said party of the second part, its successors and assigns forever.

AND THE SAID PARTY of the first part, for itself and its successors, does covenant, promise and agree, to and with the said party of the second part, its successors and assigns, that it has not done or suffered to be done anything whereby the Property is, or may be, in any manner encumbered or charged, except as may otherwise be herein recited; and that it WILL SPECIALLY WARRANT AND FOREVER DEFEND the Property against all persons lawfully claiming or to claim the same by, through or under it, but not otherwise.

IN WITNESS WHEREOF, said party of the first part has caused this Deed to be executed by its officers thereunto duly authorized as of the day and year first above written.

THE SOUTHLAND CORPORATION

ATTEST:

By: [Signature]  
Assistant Secretary

By: [Signature]  
Vice President

### ACKNOWLEDGMENT

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared WILLIAM C. EVANS and J. DONALD STEVENSON, JR. the Vice President and Assistant Secretary, respectively, of The Southland Corporation, a Texas corporation, and acknowledged to me that the foregoing instrument was the act of the said The Southland Corporation and that they executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31<sup>st</sup> day of MARCH, 1992.

[Signature]  
Notary Public

(SEAL)

DEBORAH A. ALLEN, Notary Public  
in and for the State of Texas  
My Commission Expires 3/10/96

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Mail recorded deed to:

Illinois Department of Transportation  
201 Center Court  
Springfield, Illinois 60199

MARK D. MATTHEWS  
18430 S. HARSTED  
GLENWOOD, IL 60425

Send subsequent tax bills to:

County of Cook  
118 North Clark  
Chicago, Illinois 60602

This instrument was prepared by:

The Southland Corporation  
2711 North Haskell Avenue  
Dallas, Texas 75204-2906

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11/10/2020

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EXHIBIT A 2 6 3 9 0 4 1

## POTTER ROAD TRACT NO. 40-004

That part Lot 1 in Citgo Potter Ballard Addition to Des Plaines, being a Resubdivision of Lots 1, 2 and 3 in Central High School Addition to Des Plaines, in the West half of the Southwest Quarter of Section 15, Township 41 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded April 24, 1928 as Document Number 9998960 in Book 258 of Plats, Page 38, described as follows:

Beginning at the Northeast corner of said Lot 1; thence South along the East line thereof, 189.00 feet; thence westerly along the South line of said Lot 1, a distance of 17.01 feet; thence North along a line 17.00 feet west of and parallel with the East line of said Lot 1, a distance of 173.72 feet; thence northwesterly, along a line which forms an angle of 45 degrees to the left, with the extension of the last described course, 21.20 feet to a point on the North line of said Lot 1; thence easterly along said North line 32.01 feet to the place of beginning, in Cook County, Illinois.

### Area

Total Holding	31,157 Sq. Ft.	=	0.7153 Acres
Part Taken	3,329 Sq. Ft.	=	0.0764 Acres
Remainder	27,828 Sq. Ft.	=	0.6389 Acres

NOTES: a) Part of Parcel (Perm. Index Tax No.) 09-15-304-033  
b) Letter of Commitment No. 71-60-906

Date: July 24, 1989

Plat: 868, Sheet 1 of 3  
Section: 85-W8140-01-RP

6-A

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Delayed Billing Requested

County of Cook  
Highway Department  
118 N. Clark St.  
Chicago, IL 60602

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )
) ss.
COUNTY OF COOK )

Mark Mathewson, being duly sworn on oath states that he resides at 18030 S. Halsted, Chicago, Ill. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

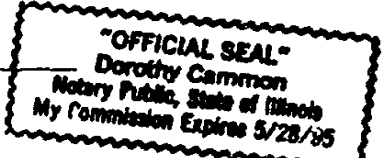
- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
-OR-
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than 1 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 for 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 2 parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me this 28th day of August, 1972.

Dorothy Cammon
NOTARY PUBLIC



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OFFICIAL SEAL  
Dorothy C. ...  
Cook County Clerk  
Cook County, Illinois

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## TRUSTEE'S DEED

The above space for recorders use only

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THIS INDENTURE, made this 22nd day of May, 19 92, between THE FIRST NATIONAL BANK OF DES PLAINES, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 1st day of November, 19 84, and known as Trust Number 15271527, party of the first part, and County of Cook, a body politic and corporate.

\_\_\_\_\_ of \_\_\_\_\_ parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten-----  
-----(\$10.00)-----Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County Illinois, to-wit:

**FOR LEGAL DESCRIPTION SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF.**

That part of the West Half of the Northwest Quarter of Section 15, Township 41 North, Range 12 East of the Third Principal Meridian described as follows:

Commencing at the Northeast Corner of the West Half of said Northwest Quarter; thence South, along the East line of said West Half, said East line also being the center line of said Potter Road, a distance of 175.26 feet; thence South 87 degrees 10 minutes 07 seconds West, on an assumed bearing, along a line parallel to the North line of said Northwest Quarter, 33.04 feet for a point of beginning; thence North, along a line 33.00 feet West of and parallel with the East line of the West Half of said Northwest Quarter, 100.17 feet; thence South 87 degrees 10 minutes 07 seconds West 17.02 feet; thence North, 25.03 feet, to a point in the South Right of Way line of Golf Road as dedicated by Document Number 10298768, recorded March 4, 1929; thence South 87 degrees 10 minutes 07 seconds West along said Right of Way line, said line being 50.0 feet South of and parallel with the North line of said Northwest Quarter, a distance of 23.88 feet; thence South 45 degrees 00 minutes 00 seconds East 43.63 feet; thence South, along a line 43.00 feet west of and parallel to the East line of said West Half of the Northwest Quarter of said Section 15, a distance of 92.82 feet; thence North 87 degrees 10 minutes 07 seconds East 10.01 feet to the place of beginning, in Cook County, Illinois.

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record, if any; party walls, party wall agreements, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be herunto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its ~~Trust Officer~~ Trust Officer, Adrian J. Billingsley, the day and year first above written.

THE FIRST NATIONAL BANK OF DES PLAINES  
as Trustee, as aforesaid, and not personally.

By Adrian J. Billingsley  
Trust Officer  
ATTEST Adrian J. Billingsley  
~~Trust Officer~~ Trust Officer

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

I, The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Lourdes Martinez, Trust Officer  
~~Trust Officer~~ of THE FIRST NATIONAL BANK OF DES PLAINES, a national banking association, and Adrian J. Billingsley  
~~Trust Officer~~ of said national banking association, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Trust Officer and ~~Trust Officer~~ Trust Officer, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth and the said ~~Trust Officer~~ Trust Officer ~~did also then and there acknowledge that~~ he, as custodian of the corporate seal of said national banking association, did affix the said corporate seal of said national banking association to said instrument as ~~his~~ own free and voluntary act, and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes set forth.

Given under my hand and Notarial Seal this 22nd day of May, 19 92.

Kelley A. Novak  
Notary Public

"OFFICIAL SEAL"  
Kelley A. Novak  
Notary Public, State of Illinois  
My Commission Expires 9/18/93

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9401 Golf Road (SWC Golf & Potter)  
Des Plaines, Cook County, Illinois

This instrument was prepared by:  
The First National Bank of Des Plaines, Trust Dept.  
701 Lee Street  
Des Plaines, Illinois 60016

For information only insert street address of above described property.

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*Mmt*

MATHEWSON AND MATHEWSON  
ATTORNEY AND COUNSELORS AT LAW  
18410 SOUTH HALSTED STREET  
GLENWOOD, ILLINOIS 60425

Delayed Billing Requested:

County of Cook  
Highway Department  
118 N. Clark St.  
Chicago, IL 60602

Property of Cook County Clerk's Office

BOX 333

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