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SPECIAL WARRANTY DEED

(Corporation to Corporation)

95 067173 / 75-86-051K

MAIL TO:

Richard S. Ratcliffe
7627 Lake
Suite 208
River Forest, Illinois 60305

96008745

DEPT-01 RECORDING \$27.00
T#0012 TRAM 8534 01/04/96 12:16:00
#1165 # CG #-96-008745
COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER:

The Village of River Forest
400 Park Avenue
River Forest, Illinois 60305

THIS INDENTURE, made this 3rd day of January, 1996, between RIVER FOREST COMMUNITY CENTER, a not-for-profit corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor"), and THE VILLAGE OF RIVER FOREST, a municipal corporation organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at the following address: 400 Park Avenue, River Forest, Cook County, Illinois, ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all the following described Real Estate situated in the County of Cook, the State of Illinois, known and described as follows, to wit:

Legal Description attached hereto as Exhibit A and made a part hereof.

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 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 Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, 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: Those matters set forth in Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Number(s): 15-11-211-019 and 15-11-211-020
Property Address: 410-412 Thatcher Avenue, River Forest, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Executive Director, and attested by its Secretary, the day and year first above written.

RIVER FOREST COMMUNITY CENTER

By: Richard A. Chappeu
Name: RICHARD A. CHAPPEU
Its: Executive Director President

[CORPORATE SEAL]

Attest: Jerry Davis
Name: JERRY DAVIS
Its: Secretary Secretary

BOX 333-CTI

2700

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**NAME & ADDRESS OF PREPARER:**

Helen D. Shapiro, Esq.  
Winston & Strawn  
35 West Wacker Drive  
Chicago, Illinois 60601

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH  
(B), SECTION 4, REAL ESTATE  
TRANSFER ACT

Helen Shapiro, Esq.  
Signature of Buyer, Seller or Representative  
Date: 1/3/96

(Strike if inapplicable)

STATE OF Ill. }  
COUNTY OF Cook } ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Richard A. Chappel personally known to me to be the Exec. Dir President of River Forest Community Center, a Ill nonprofit corporation, and Jerry Dames personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Exec. Dir President and Secretary Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of January 1996.

[Signature]  
Notary Public

[NOTARIAL SEAL]

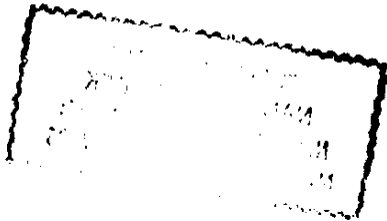
My Commission Expires:

"OFFICIAL SEAL"  
NANCY A. NEMECEK  
Notary Public, State of Illinois  
My Commission Expires 2/7/96

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Exhibit A

## LEGAL DESCRIPTION

LOT 5 AND 6 (EXCEPT THE WEST 13 FEET 3 INCHES OF SAID OF LOTS 5 AND 6) AND (EXCEPT THE SOUTHERLY 35 FEET OF LOT 6 NOW OCCUPIED AND USED AS STREET) IN W.H. WHITEHEAD'S ADDITION TO RIVER FOREST, BEING A SUBDIVISION OF THE WEST 121 1/2 FEET OF THE EAST 492 1/2 FEET SOUTH OF THE CENTER OF WEST ST. CHARLES ROAD AND NORTH OF RAILROAD (EXCEPT THE EAST 45 FEET AND EXCEPT THE NORTH 40 FEET FOR STREET) OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Numbers: 15-11-211-019 and 15-11-211-020

Property Address: 410 112 Thatcher Avenue, River Forest, Illinois

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Exhibit B

## PERMITTED ENCUMBRANCES

1. GENERAL TAXES FOR THE YEAR 1995 AND SUBSEQUENT YEARS.
2. SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED.
3. BUILDING LINES AND BUILDING AND LIQUOR RESTRICTIONS OF RECORD.
4. ZONING AND BUILDING ORDINANCES.
5. ROADS AND HIGHWAYS, IF ANY.
6. PRIVATE, PUBLIC, AND UTILITY EASEMENTS OF RECORD, PARTY WALL RIGHTS AND AGREEMENTS, IF ANY.
7. COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD (NONE OF WHICH PROVIDE FOR REVERTER), IF ANY.
8. EASEMENT FOR INGRESS AND EGRESS TO AND FROM PARCEL 2 "AREA A" AS CREATED BY DEED DATED JUNE 2, 1987 AND RECORDED JUNE 2, 1987 AS DOCUMENT 87297569 FROM ROBERT HAAGENSON AND JAMES KEEFER TO STEPHEN C. LAU OVER THE FOLLOWING DESCRIBED PROPERTY:  
  
THE EAST 21 FEET OF THE WEST 34 FEET 3 INCHES (AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF) OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT:  
  
LOT 5 AND LOT 6 (EXCEPT THE SOUTHERLY 75 FEET THEREOF NOW OCCUPIED AND USED AS STREET) IN W.H. WHITEHEAD'S ADDITION TO RIVER FOREST, BEING A SUBDIVISION OF THE WEST 212 1/2 FEET OF THE EAST 492 1/2 FEET SOUTH OF THE CENTER OF WEST ST. CHARLES ROAD AND NORTH OF RAILROAD (EXCEPT THE EAST 45 FEET AND EXCEPT THE NORTH 40 FEET THEREOF USED FOR STREET) OR THE NORTH EAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.
9. ENCROACHMENT OF THE BUILDING OVERHANG LOCATED MAINLY ON THE LAND OVER ONTO THE PUBLIC WAY LYING EAST AND ADJOINING BY ABOUT 1 3/4 INCHES UNDER TO 2 1/4 INCHES UNDER AS SHOWN ON PLAT OF SURVEY MADE BY NORTHWEST SURVEY SERVICE ORDER NUMBER 89911 DATED MAY 24, 1989.
10. ENCROACHMENT OF THE CONCRETE PAVEMENT LOCATED ON THE LAND OVER ONTO THE LAND NORTH AND WEST AND ADJOINING AS SHOWN ON PLAT OF SURVEY MADE BY NORTHWEST SURVEY SERVICE ORDER NUMBER 89911 DATED MAY 24, 1989.
11. EASEMENT IN FAVOR OF THE NORTHERN ILLINOIS GAS COMPANY OVER THE NORTH LINE OF LOTS 5 AND 6 AS DISCLOSED BY LETTER FROM DAVID P. KONRAD, REAL ESTATE AGENT, NORTHERN ILLINOIS GAS COMPANY, DATED MAY 30, 1989.
12. ACTS DONE OR SUFFERED TO BE DONE BY GRANTEE.

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