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QUIT CLAIM DEED ILLINOIS STATUTORY

MAIL TO:

Anthony R. Licata, Esq.
Shelsky, Froelich, & Devine, Ltd.
444 North Michigan Ave.
Chicago, IL 60611

DEPT-01 RECORDING \$31.50
750011 TRAP 1363 05/01/96 14:47:00
\$155 + RV *-96-329422
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

THIS INDENTURE, made this 23rd day of April, 1996, between THE VILLAGE OF NORTHBROOK, a municipal 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, with an address at 1225 Cedar Lane, Northbrook, Illinois 60062, together with its successors, assigns, legatees, and devisees (the "Grantor"), and ORIX TMK NORTHBROOK VENTURE, an Illinois general partnership, with an address at Orix Real Estate Equities, Inc., 100 North Riverside Plaza, Suite 1400, Chicago, Illinois 60606, together with its successors, assigns, legatees and devisees (the "Grantees").

The Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and the sufficiency of which are hereby acknowledged, does hereby CONVEY AND QUIT CLAIM to the Grantee all interest in the following described real estate, situated in the County of Cook and State of Illinois, described in Exhibit A attached hereto and hereby and made a part hereof (the "Subject Property"), subject to the reservation contained herein.

A permanent, perpetual and non-exclusive easement is hereby reserved by Grantor, its successors and assigns who operate as a governmental entity, to drain into, use, operate, maintain, test, inspect, and replace or abandon in place a storm water detention facility (the "Detention Facility"), on, over, and under the Subject Property for public and private storm water detention purposes.

The foregoing reservation confers no rights whatsoever upon the holders of any interest in any parcel that drains into the Detention Facility. Rather, the foregoing reservation is a reservation of an easement in gross solely for the benefit of the Grantor, and its successors and assigns who operate as a governmental entity.

No change shall be made in the finished grade of the Subject Property and no construction of any kind whatsoever shall be erected or permitted to exist within the Subject Property that might materially reduce the storm water drainage capacity thereof (a) without the express prior written consent of the Village Manager of the Village of Northbrook or (b) except as contemplated in that certain Development and Public Right-of-Way Vacation Agreement dated July 26, 1994 and recorded September 5, 1994 as Document No. 94863286 in the office of the Recorder of Cook County, Illinois, and/or that certain Development and Property Maintenance

Exempt under provisions of par. E, Section 4 (b)
Real Estate Transfer Tax Act
Date 4/2/96

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Agreement dated February 28, 1995 and recorded March 1, 1995 as Document No. 95143257
in the office of the Recorder of Cook County, Illinois.

IN WITNESS WHEREOF, said Grantor has caused the corporate seal of Grantor
to be affixed hereto, and has caused its name to be signed by its President, and attested by its
Clerk, the day and year first above written.

THE VILLAGE OF NORTHBROOK, a municipal
corporation

By: Mark W. Damisch
Mark W. Damisch, Village President

ATTEST:

Lona N. Louis
Lona N. Louis, Village Clerk

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EXHIBIT A

THAT PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE EAST A DISTANCE OF 1332.39 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE NORTHWESTERLY A DISTANCE OF 378.47 FEET ALONG A LINE WHICH IS THE WESTERLY RIGHT-OF-WAY LINE OF EDENS EXPRESSWAY TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTHWESTERLY A DISTANCE OF 58.00 FEET ALONG THE AFOREMENTIONED RIGHT-OF-WAY LINE TO THE SOUTHERLY LINE OF DENNIS DRIVE VACATED PER DOCUMENT NO. 94863286 RECORDED SEPTEMBER 5, 1994; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF VACATED DENNIS DRIVE THE FOLLOWING THREE COURSES: THENCE SOUTH 63 DEGREES 52 MINUTES 48 SECONDS WEST 63.77 FEET; THENCE NORTH 72 DEGREES 25 MINUTES 57 SECONDS WEST 357.35 FEET; THENCE SOUTH 64 DEGREES 24 MINUTES 28 SECONDS WEST 68.88 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SKOKIE BLVD.; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 110.72 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 8851.06 FEET; THENCE EAST A DISTANCE OF 431.36 FEET ALONG A LINE WHICH IS PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 TO THE POINT OF BEGINNING.

Unassessed Property. No current Pin Number.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS.

COUNTY OF COOK

Jeffrey Plack, Secretary of Davis Federal, Inc., being duly sworn on oath, states that
resides at 200 N. Riverside Plaza, Chicago, Ill.. 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 for railroads or other public utility facilities, which does not involve any new streets or easement 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.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

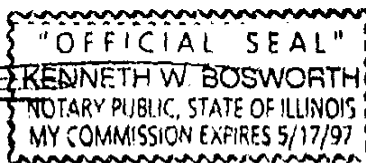
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Oris TMK Northbrook
by Jeffrey C. Plack

SUBSCRIBED and SWORN to before me

this 29 day of April, 1996.

[Signature]
Notary Public



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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 4-29, 1996

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Linda Rosenkrantz this 27th day of APRIL, 1996.
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 and hold title to real estate under the laws of the State of Illinois.

Dated 4-29, 1996

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said LINDA ROSENKRANTZ this 27th day of APRIL, 1996.
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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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