

UNOFFICIAL COPY

QUIT CLAIM DEED

10/11
E# 4124250 ^{file} 0# 766645

97591081

The Grantor, THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY, an instrumentality and administrative agency of the State of Illinois, created and existing pursuant to the laws of the State of Illinois, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, pursuant to authority given by its Board of Directors, CONVEYS AND QUIT CLAIMS to Wild Oats Markets, Inc., all of its right, title and interest, in the following described real estate, situated in the County of Cook in the State of Illinois, to wit:

DEPT-01 RECORDING \$31.00
T#0012 TRAN 6309 08/13/97 12:17:00
#4097 CG *-97-591081
COOK COUNTY RECORDER

31.00
(RP)

Attached as Exhibit "A" and made a part hereof.

PIN: 18-06-101-036-8001

ADDRESS: SWC of I-294 and Ogden Avenue
Hinsdale, Illinois

The Grantees, their successors and assigns agree not to build or cause to be built or erected upon the subject real estate, any signs advertizing non Grantee products or services directed, whether in whole or part, to users or patrons on the adjacent toll highway that in the opinion of the Chief Engineer of the Illinois State Toll Highway Authority, Grantor, would in any way interfere with the safe operation of The Illinois State Toll Highway system. The Illinois State Toll Highway Authority reserves unto itself a non-exclusive permanent easement (legally described and attached hereto as Exhibit "B" and made a part here of) for the purpose of access to and maintenance, repair and replacement of its retaining wall located on the Grantor's adjacent property. Grantor shall give Grantee reasonable prior notice before commencing any repair or replacement work requiring the use of machinery or work materials requiring the crossing of the property subject to easement.

97591081

All the terms, provisions and agreements herein contained shall be covenants running with the land and shall inure to the benefit of and be binding upon the parties hereto, their successors and assigns.

EXEMPT UNDER PROVISIONS OF PARAGRAPH "B"
SECTION 4 REAL ESTATE TRANSFER ACT

8/5/97
DATE Gregory J. Busby
REPRESENTATIVE

BOX 333-CTJ

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
100 N. LAKE ST. CHICAGO, IL 60601

UNOFFICIAL COPY

Dated this 31TH day of AUGUST, 1997.

The execution of this deed is authorized by Resolution adopted by the Directors of The Illinois State Toll Highway Authority on June 26, 1997.

Attest:

Nicholas W. Jannite
Assistant Secretary

THE ILLINOIS STATE TOLL
HIGHWAY AUTHORITY

BY: Julian C. D'Esposito, Jr.
Chairman

Approved as to Form and Constitutionality

James Ryan, Jr. R.E.D., A.P.O.
Attorney General, State of Illinois

State of Illinois)
)SS
County of DuPage)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Julian C. D'Esposito, Jr and Nicholas W. Jannite personally known to me to be the Chairman and Assistant Secretary of The Illinois State Toll Highway Authority, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument.

Given under my hand and official seal, this 31st day of July, 1997.



Elizabeth Anne Warner
Notary Public

This instrument prepared by The Illinois State Toll Highway Authority, One Authority Drive, Downers Grove, IL 60515.

Mail To:

Wild Oats Markets, Inc.
1645 Broadway
Boulder, Colorado 80302
Attn. Freya F. Brier

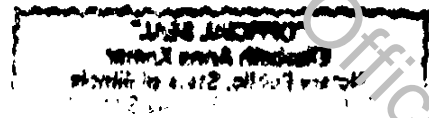
Send Subsequent Tax Bills To:

Same as mail to Address

97591081

UNOFFICIAL COPY

Property of Cook County Clerk's Office



UNOFFICIAL COPY

That Part of Block 1 including the easterly and westerly 20 foot public alley running through said Block 1 in Jefferson Gardens, a subdivision of part of the West Half of section 6. Township 38 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded August 17, 1929 as document 10457275, in Cook county, Illinois, described as follows:

Commencing at the Northwest corner of said Block 1; thence South 2 degrees 15 minutes 18 seconds East, along the west line of said Block 1, a distance of 13.42 feet to the southerly right of way line of Interstate Route 294, according to Quit Claim Deed recorded October 6, 1960 as document 17983344; thence North 84 degrees 39 minutes 42 seconds East, along said southerly right of way line, 93.49 feet to a point of intersection with the southerly right of way line Ogden Avenue (US Route 34) according to Quit Claim Deed recorded January 20, 1961 as document 18073476, said point also being the POINT OF BEGINNING; thence North 77 degrees 24 minutes 45 seconds East, along said southerly right of way line of Ogden Avenue (US Route 34), a distance of 199.61 feet; thence South 83 degrees 13 minutes 11 seconds East, 73.53 feet to the beginning of a 442.67 foot radius curve, the center of circle of said curve which bears South 9 degrees 21 minutes 41 seconds West from said point; thence Southeasterly along said curve that has a central angle of 28 degrees 46 minutes 12 seconds, a distance of 222.28 feet to the east line of said Block 1; thence South 2 degrees 15 minutes 11 seconds East, along said east line, 64.76 feet to a point of intersection with the southwesterly right of way line of Interstate Route 294 according to Quit Claim Deed recorded October 6, 1960 as document 17983344, said point of intersection also being a point on a 474.00 foot radius curve, the center of circle of said curve which bears South 44 degrees 47 minutes 24 seconds West from said point; thence Northwesterly along said curve, also being the said southwesterly right of way line of Interstate Route 294, having a central angle of 32 degrees 30 minutes 30 seconds, a distance of 268.94 feet to the southerly right of way line of Interstate Route 294 according to Quit Claim Deed recorded October 6, 1960 as document 17983344; thence North 83 degrees 11 minutes 44 seconds West, along said southerly right of way line, 66.26 feet; thence South 84 degrees 39 Minutes 42 seconds West, along said southerly right of way line, 173.55 feet to the point of beginning. Said part contains 14,289 square foot (0.328 acres), more or less.

EXHIBIT "A"

97591081

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

An 8.00 foot wide easement over, under and across that part of Block 1 including the easterly and westerly 20 foot public alley running through said Block in Jefferson Gardens, a subdivision of part of the West Half of section 6. Township 38 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded August 17, 1929 as document 10457275, in Cook county, Illinois, the northeasterly line of said 8.00 foot easement being described as follows:

Commencing at the Northwest corner of said Block 1; thence South 2 degrees 15 minutes 18 seconds East, along the west line of said Block 1, a distance of 13.42 feet to the southerly right of way line of Interstate Route 294, according to Quit Claim Deed recorded October 6, 1960 as document 17983344; thence North 84 degrees 39 minutes 42 seconds East, along said southerly right of way line, 93.49 feet to a point of intersection with the southerly right of way line Ogden Avenue (US Route 34) according to Quit Claim Deed recorded January 20, 1961 as document 18073476; thence North 77 degrees 24 minutes 45 seconds East, along said southerly right of way line of Ogden Avenue (US Route 34), a distance of 199.61 feet to the POINT OF BEGINNING; thence South 83 degrees 13 minutes 11 seconds East, 73.53 feet to the beginning of a 442.67 foot radius curve, the center of circle of said curve which bears South 9 degrees 21 minutes 41 seconds West from said point; thence Southeasterly along said curve, that has a central angle of 28 degrees 46 minutes 12 seconds, a distance of 222.28 feet to the east line of said Block 1 and there the northeasterly line of said 8.00 foot easement terminates. Said easement contains 2,457.52 square foot (0.0564 acre), more or less.

97591081

EXHIBIT "B"

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

I, Gregory B. Busay, for Illinois State Toll Highway Auth., being duly sworn on oath, states that
_____ resides at 1 Authority Dr. Downers Grove IL 60515. 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.

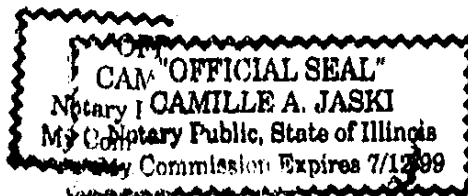
Affiant further states that HE makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 7th day of August, 19 97.

Camille A. Jaski
Notary Public

Gregory B. Busay
ILLINOIS STATE TOLL
HIGHWAY AUTHORITY.



97591081

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

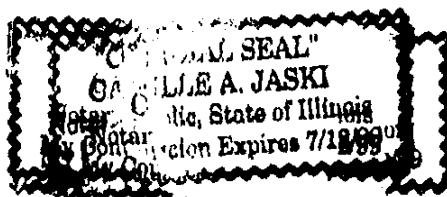
STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated 8-7, 19 97 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said officer in Illinois State Highway Authority
this 7th day of August
19 97.

[Signature]
Notary Public

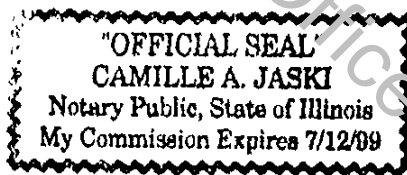


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 8-7, 19 97 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Agent for Buyer
this 7th day of August
19 97.

[Signature]
Notary Public



97591081

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]