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QUIT CLAIM DEED

97297629

Statutory (Illinois)

The Grantor, VILLAGE OF NORTH RIVERSIDE, an Illinois municipal corporation, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quit claims to BROOKFIELD-NORTH RIVERSIDE WATER COMMISSION, a body politic and corporate organized and existing under the laws of the State of Illinois, all of its interest in the following described real estate ("Real Estate") situated in the County of Cook, State of Illinois, to wit:

DEPT-01 RECORDING \$35.00
 T#0012 TRAN 4874 04/29/97 14:31:00
 #2277 # ER *-97-297629
 COOK COUNTY RECORDER

That part of the Southwesterly 85 feet of the Northeasterly 110 feet of that part of the Northwest 1/4 of Section 25, Township 39 North, Range 12 East of the Third Principal Meridian, lying Southwesterly of and adjoining the center line of the southernmost track of the I.C.R.R. Right-Of-Way; and lying East of a line 33 feet East of and parallel with the West line of said Northwest 1/4 and lying West of a line 310.5 feet East of and parallel with the West line of said Northwest 1/4; and that part of the North 100 acre of the Northwest 1/4 of Section 25, Township 39 North, Range 12 East of the Third Principal Meridian, lying South of the I.C.R.R. and lying North of a line perpendicular to the West line of said Northwest 1/4 and 132.9 feet South of the point of intersection of the I.C.R.R. Right-Of-Way and the West line of said Northwest 1/4 of Section 25, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: This conveyance is subject to all conditions, covenants and restrictions of record, real estate taxes and building and zoning laws and ordinances.

Permanent Tax Index Number(s): 15-25-116-006-0000 and 15-25-116-011-0000
 Property Address: 2301 South DesPlaines Avenue, North Riverside, Illinois
 Address of Grantee: 8636 Brookfield Avenue, Brookfield, Illinois 60513

.....
 This transfer is exempt from all transfer taxes by virtue of Item (b) of Section 4 of the Illinois Real Estate Transfer Tax Act.

Transferor By: Arnold E. Karoly

Ref: 212642

BOX 333-CTA

DL 76-30-898 DG DL

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Reservation of Easement. The Grantor hereby reserves unto itself, its successors and assigns, a perpetual easement for ingress and egress over, across and upon that portion of the Real Estate which is a strip of land approximately twenty feet in width which is currently improved with and used as an asphalt driveway. The easement area is illustrated on the Plat attached hereto and made a part hereof as "Exhibit A" and which is legally described on "Exhibit B". (Said easement area shall be referred to herein as the "Easement Area".) The Grantor shall have the further right to enter upon the Easement Area to engage in snow and ice removal activities and to engage in other maintenance activities as the Grantor deems necessary or otherwise appropriate from time to time.

Covenants and Restrictions.

1. Use Restriction. This Deed is made and accepted on the condition that the Real Estate will be used solely by the Purchaser for constructing and maintaining facilities owned by the Grantee for public purposes in furtherance of its corporate powers. If such condition is breached at any time hereafter, the Grantor shall have a right to re-enter and repossess the Real Estate, together with any improvements thereon, which right may be exercised, if at all, only as follows: Grantor shall give notice in writing to Grantee of Grantor's intent to exercise its right of re-entry. Such written notice shall describe the manner in which Grantee has failed to comply with the condition. If such failure is not cured within 180 days after the date of such notice, then upon written notice to Grantee, Grantor may terminate all rights of Grantee in and to the Real Estate and all improvements thereon and may immediately re-enter and re-possess (or bring an action to re-enter and re-possess) the Real Estate and all improvements thereon, thereby causing all right, title and interest of Grantee in the Real Estate and all improvements thereon to revert to and vest in the Grantor.

2. Right of First Refusal. This Deed is further subject to a right of first refusal to purchase the Real Estate which the Grantor hereby reserves to itself in accordance with and subject to the terms and conditions set forth below ("Right of First Refusal").

A. In the event:

i. the Grantee receives a bona fide written offer from an unrelated or unaffiliated third party to purchase either the Real Estate or any portion thereof; or

ii. fee simple title in and to the Real Estate or any portion thereof is vested in a land trust in which the Grantee is the beneficiary, and the Grantee receives a bona fide written offer from an unrelated or unaffiliated third party to purchase that portion of the res of said land trust which portion is all or a portion of the Real Estate,

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(either of which offer to purchase shall sometimes be referred to herein as an "Offer"), and if Grantee desires to accept the Offer, Grantee shall give Grantor written notification of Grantee's receipt of and desire to accept the Offer, together with a complete and accurate copy of the Offer, including the purchase price set forth therein. The Grantor may exercise its Right of First Refusal, if at all, only by giving written notice to Grantee within forty-five (45) days after the date the Grantor receives Grantee's written notification of such Offer, stating that Grantor is exercising its Right of First Refusal; and, if not so exercised, the Right of First Refusal shall be deemed waived and shall thereupon terminate with respect to all property encompassed by the Offer. If Grantor exercises its Right of First Refusal, Grantor and Grantee shall promptly enter into a contract whereby Grantor shall be obligated to purchase and Grantee shall be obligated to sell all property (including improvements and fixtures, if any) encompassed by the Offer on the same terms and conditions contained in the Offer including, but not limited to, the purchase price; and, in such event, the Right of First Refusal, as to that portion of the Real Estate encompassed within such contract, shall merge into and be replaced by the rights and obligations of Grantor under such contract. The Right of First Refusal in favor of the Grantor shall also apply to any other type of sale affecting the Real Estate including, but not limited to, a mortgage foreclosure sale or any other judicial sale.

B. The Right of First Refusal shall not apply to any sale, transfer or conveyance of any portion or all of the Real Estate which is made or effected to grant an easement to a public utility or to grant a mortgage, lien or security interest to a lender or creditor of the Grantee.

The rights of the Grantor listed above shall constitute covenants or restrictions running with the Real Estate and shall be binding upon the Grantee, its successors and assigns.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be affixed and caused its name to be signed to these presents by its President, and attested by its Secretary, this 28th day of April, 1997.

VILLAGE OF NORTH RIVERSIDE, an
Illinois municipal corporation

By: Richard N. Scheck
Richard N. Scheck, Village President

ATTEST:

By: Charmaine M. Kutt
Charmaine M. Kutt,
Village Clerk

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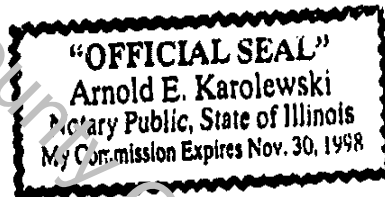
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD N. SCHECK and CHARMAINE M. KUTT, personally known to me to be the Village President and Village Clerk respectively of the VILLAGE OF NORTH RIVERSIDE, an Illinois municipal 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 Village President and Village Clerk of the VILLAGE OF NORTH RIVERSIDE, they signed and delivered said instrument, and said Village Clerk caused the seal of the Village to be affixed thereto, as their free and voluntary act, and as the free and voluntary act and deed of said Village for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 28th day of APRIL, 1997.

Arnold E. Karolewski
Notary Public

My commission expires on:



97297629

DOCUMENT PREPARED BY:

Arnold E. Karolewski, Esq.
Chuhak & Tecson, P.C.
225 West Washington Street
Suite 1300
Chicago, Illinois 60606-3418

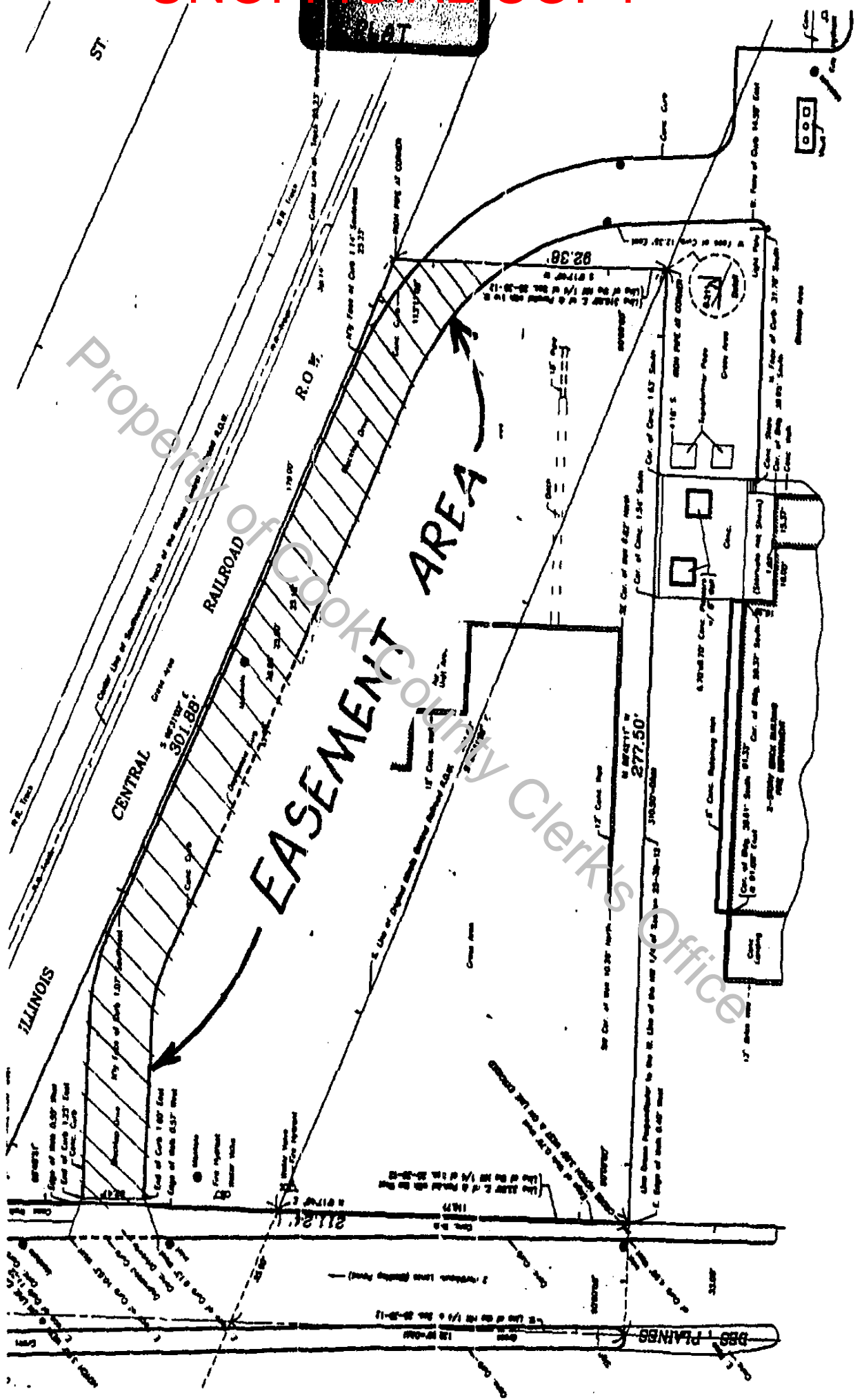
AFTER RECORDING MAIL TO:

Richard J. Billik, Esq.
9043 West 28th Street
Brookfield, Illinois 60513

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EXHIBIT B

Legal Description - Easement Area

EASEMENT FOR INGRESS AND EGRESS

THAT PART OF THE SOUTHWESTERLY 85 FEET OF THE ORIGINAL ILLINOIS CENTRAL RAILROAD RIGHT-OF-WAY IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID RIGHT-OF-WAY WITH A LINE DRAWN 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 26; THENCE NORTH 0 DEGREES 17 MINUTES 49 SECONDS EAST, ALONG SAID PARALLEL LINE, 41.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 42 MINUTES 11 SECONDS EAST, PERPENDICULAR TO SAID WEST LINE, 52.38 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 20.91 FEET ALONG THE ARC OF A CIRCLE, CONVEX NORTHERLY HAVING A RADIUS OF 51.66 FEET AND WHOSE CHORD BEARS SOUTH 78 DEGREES 06 MINUTES 37 SECONDS EAST, 20.76 FEET TO A POINT OF TANGENCY, SAID POINT BEING ALSO ON THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 85 FEET OF SAID RIGHT-OF-WAY; THENCE SOUTH 88 DEGREES 31 MINUTES 02 SECONDS EAST, ALONG THE AFORESAID NORTHEASTERLY LINE, 177.92 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 55.84 FEET ALONG THE ARC OF A CIRCLE, CONVEX NORTHEASTERLY HAVING A RADIUS OF 88.00 FEET AND WHOSE CHORD BEARS SOUTH 48 DEGREES 20 MINUTES 23 SECONDS EAST, 54.91 FEET TO A POINT ON A LINE DRAWN 310.50 FEET EAST OF AND PARALLEL WITH SAID WEST LINE; THENCE NORTH 0 DEGREES 17 MINUTES 49 SECONDS EAST, ALONG THE AFORESAID PARALLEL LINE, 42.57 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 85 FEET OF SAID RIGHT-OF-WAY; THENCE NORTH 88 DEGREES 31 MINUTES 02 SECONDS WEST, ALONG THE AFORESAID NORTHEASTERLY LINE, 213.36 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 29.81 FEET, ALONG THE ARC OF A CIRCLE, CONVEX NORTHERLY HAVING A RADIUS OF 73.66 FEET AND WHOSE CHORD BEARS NORTH 78 DEGREES 06 MINUTES 37 SECONDS WEST, 29.81 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 42 MINUTES 11 SECONDS WEST, 52.38 FEET TO A POINT ON A LINE DRAWN 33.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE; THENCE SOUTH 0 DEGREES 17 MINUTES 49 SECONDS WEST, ALONG THE AFORESAID PARALLEL LINE, 22.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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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.

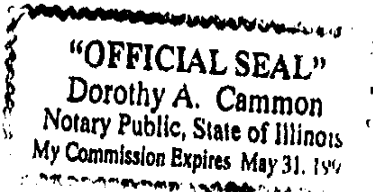
Dated April 29, 1997 Signature: _____

[Handwritten Signature]

Agent

Subscribed and sworn to before me by the said _____ this 29 day of April, 1997.

Notary Public Dorothy Cammon



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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.

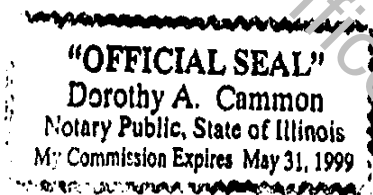
Dated April 29, 1997 Signature: _____

[Handwritten Signature]

Agent

Subscribed and sworn to before me by the said _____ this 29 day of April, 1997.

Notary Public Dorothy Cammon



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.]

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Arnold E. Karolewski of 225 West Washington Street, Suite 1300, Chicago, Illinois, being duly sworn on oath, states that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes (Plat Act) for one of the following reasons:

A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed,

-OR-

B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.

1. The division or subdivisions of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre of any recorded subdivisions which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
- ④ 4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a 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.
10. The instrument aforesaid is a conveyance of an existing parcel or tract of land.

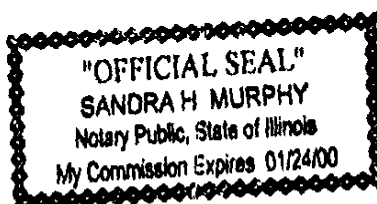
CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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.

Arnold E. Karolewski

SUBSCRIBED AND SWORN to before me
this 2nd day of APRIL, 1992.

Sandra H. Murphy
NOTARY PUBLIC



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0-51115-0