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1999-06-30 11:28:19
Cook County Recorder 33.50



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SPECIAL WARRANTY DEED

7734121 DZ MS

WITNESSETH, that VILLAGE OF HODGKINS, an Illinois municipal corporation created under and by virtue of the laws of the State of Illinois ("Grantor"), having an address of 8990 Lyons Street, Village of Hodgkins, Cook County, State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, by WIDLACKI SAVAGE, LLC., an Illinois Limited Liability Company, ("Grantee") having its principal office at the following address: 6210 East Avenue, Hodgkins, IL 60525, the receipt whereof is hereby acknowledged, and pursuant to the authority of said municipality granted by its Board of Trustees, by these presents does GRANT, BARGAIN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, the real estate described on Exhibit "A" attached hereto and by this reference made a part hereof (the "Property") subject to those title exceptions described on Exhibit "B" attached hereto and by this reference made a part hereof (the "Permitted Title Exceptions"), together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor either in law or equity of, in and to the Property, with the hereditaments and appurtenances.

THIS INSTRUMENT PREPARED BY:

John T. O'Connell
John T. O'Connell, Ltd.
P.O. Box 460
Western Springs, IL 60558

TAX PARCEL NO: 18-15-400-025-0000
ADDRESS OF PROPERTY: 6140 South River Road
Hodgkins, IL 60525

EXEMPT FROM REAL ESTATE TRANSFER TAX
PURSUANT TO 35 ILCS 200/31-45(b)(1)

Attorney for the Village of Hodgkins

Cook County Clerk's Office

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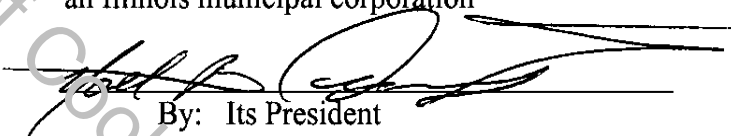
TO HAVE AND TO HOLD the Property as above described, with the appurtenances, unto the Grantee, forever;

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee, and the Grantee's successors, that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that it **WILL WARRANT AND DEFEND** the title to the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to the Permitted Title Exceptions listed on Exhibit "B" attached hereto and by this reference made a part hereof.

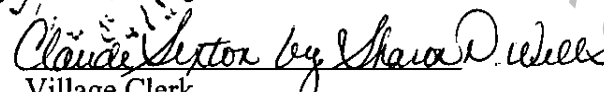
IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its duly authorized officer, this 15th day of JUNE, 1999

GRANTOR:

VILLAGE OF HODGKINS,
an Illinois municipal corporation


By: Its President

ATTEST:


Village Clerk

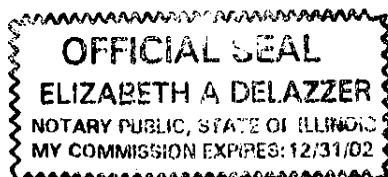
STATE OF ILLINOIS |
COUNTY OF COOK | SS

I, the undersigned Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Noel B. Cummings personally known to me to be the President of the Village of Hodgkins, an IL municipal corporation, and Claude R. Sexton, personally known to me to be the Clerk 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 as such President and Clerk, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Trustees 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 15th day of June, 1999.


Notary Public

MAIL FUTURE TAX BILLS TO:



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EXHIBIT "A"

99630082

LEGAL DESCRIPTION

LOT 2 IN INDUSTRIAL STEEL SUBDIVISION, BEING A RESUBDIVISION OF LOT 3 IN TRACT 10 SUBDIVISION - UNIT 1, (RECORDED JANUARY 30, 1992 AS DOCUMENT NUMBER 92062668), BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 15 AND PART OF THE NORTHEAST 1/4 OF SECTION 22, ALL IN TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 20, 1998 AS DOCUMENT NUMBER 98083801, IN COOK COUNTY, ILLINOIS.

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EXHIBIT "B"

Permitted Exceptions

1. General real estate taxes not yet due and payable at the time of closing;
2. Special assessments confirmed after the date of execution of the Contract of Sale;
3. Building, building line and use or occupancy restrictions, conditions and covenants of record;
4. Zoning laws and subdivision laws and regulations;
5. Public roads and highways and easements pertaining thereto;
6. General easements, rights-of-way, covenants and restrictions of record;
7. Laws, ordinances and governmental regulations that affect the use and maintenance of the Premises, if any, erected on the Premises.

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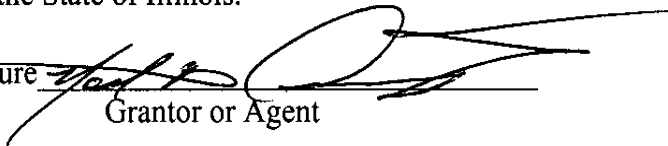
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STATEMENT BY GRANTOR AND GRANTEE

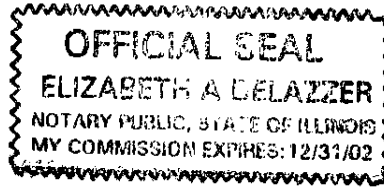
The grantor of his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 6/15/99

Signature


Grantor or Agent

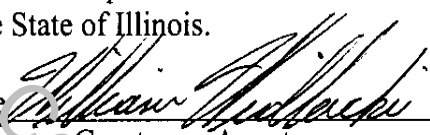
Subscribed and Sworn to before
me by said W. B. Cummings
this 15th day of June, 1999



The grantee 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, 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: 6-30-99

Signature


Grantee or Agent

Subscribed and Sworn to before
me by said William Widlachi
this 30 day of JUNE, 1999

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 offense.

(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).



PLAT ACT AFFIDAVIT

STATE OF ILLINOIS]
] SS
COUNTY OF COOK]

99630082

The undersigned, as duly elected and acting President of the Village of Hodgkins, an Illinois municipal corporation, the owner of the property described in the attached deed, being duly sworn on oath, states that the attached deed is not in violation of Section I of Chapter 109 of the *Illinois Revised Statutes* for one or more of the following reasons:

1. The sale or exchange is of an entire tract of land not being part of a larger tract of land.
2. The division or subdivision of land is 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 is of lots or blocks 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 is between owners of adjoining and contiguous land.
5. The conveyance is 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 or access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose 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. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sales, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

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[CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.]

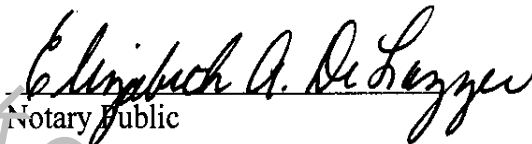
AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

VILLAGE OF HODGKINS, an Illinois
municipal corporation,



BY: Noel B. Cummings
Its President

SUBSCRIBED AND SWORN TO before me this 15th day of June, 1999



Notary Public



Property of Cook County Clerk's Office