

Santacruz Associates

2650 Valor Drive · Glenview, IL 60026
847-251-5800 · 847-868-9622 (facsimile)

Writer's Email Address:
robin@santacruz-associates.com

November 27, 2012

Mr. Kevin Nohelty
Harvey School District Number 152
16001 S. Lincoln Ave.
Harvey, IL 60426

RE: Parcel: 0J40002
Route: IL 83
Job No.: R-90-018-10

Dear Mr. Nohelty:

Enclosed please find the following documents to be executed and returned to this office as follows:

1. Warranty Deed – Please have the deed signed by an authorized representative of the ownership entity and notarized.
2. Receipt and Disbursement Statement – Please have two (2) copies executed by an authorized representative of the ownership entity. In addition, please insert the FEIN of the entity which owns the property. Return one copy and keep a signed original for your records.
3. Affidavit of Land Title – Please have the form completed with the necessary information required. Please have the affidavit executed by an authorized representative of the ownership entity and have the affidavit notarized.
4. Resolution – Please (i) complete the resolution and (ii) have the resolution executed by an authorized representative of the ownership entity.

Please return all documents and direct any questions to: Santacruz Associates Ltd., 2650 Valor Drive, Glenview, IL 60026.

Thank you, in advance, for your immediate attention to and assistance with this matter. If you require any additional information, please do not hesitate to contact the undersigned at 847-868-9622 or by email at robin@santacruz-associates.com.

Sincerely,



Robin G. Weber

encls.

RECEIVED
DEC 03 2012
BUSINESS OFFICE

Owner: Harvey School District
Number 152 which acquired
title as the Trustees of
Schools of Township 36,
Range 14 East of the Third
Principal Meridian, Cook
County, IL
Route: IL 83
Section: @ Wallace Street
County: Cook
Project No.:
Job No.: R-90-018-10
Parcel No.: 0J40002
P.I.N. No.: 29-09-301-015

<input type="checkbox"/>	Complete
<input checked="" type="checkbox"/>	Sign - Page <u>2</u>
<input checked="" type="checkbox"/>	Notarize

RETURN TO US

**WARRANTY DEED
(School District) (Non-Fr**

Harvey School District Number 152 which acquired title as the Trustees of Schools of Township 36, Range 14 East of the Third Principal Meridian, Cook County, IL, (Grantor), a school district organized and existing under the laws of the State of Illinois, for and in consideration of One Thousand Five Hundred and No/100 Dollars (\$1,500.00), receipt of which is hereby acknowledged, pursuant to the provisions of 105 ILCS 5/5-29, grants, conveys, and warrants to the People of the State of Illinois, Department of Transportation, (Grantee), the following described real estate in Cook County, Illinois:

See attached legal description.

The above-described real estate and improvements located thereon are referred herein to as the "premises". Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of Grantor caused by opening, improving, and using the premises for highway purposes. This acknowledgement does not waive any claim for trespass or negligence against Grantee or Grantee's agents which may cause damage to Grantor's remaining property.

Dated this _____ day of _____, 20__.

Harvey School District Number 152 which acquired title as the Trustees of Schools of Township 36, Range 14 East of the Third Principal Meridian, Cook County, IL

By: _____
Signature

Print Name and Title

State of _____)
County of _____) ss

This instrument was acknowledged before me on _____, 20__, by _____, as _____

of Harvey School District Number 152 which acquired title as the Trustees of Schools of Township 36, Range 14 East of the Third Principal Meridian, Cook County, IL, a school district organized and existing under the laws of the State of Illinois.

(SEAL)

Notary Public

My Commission Expires: _____

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

Date

Buyer, Seller or Representative

This instrument was prepared by and after recording, mail this instrument and future tax bills to:

Illinois Department of Transportation
ATTN: Bureau of Land Acquisition
201 Center Court, Schaumburg, IL 60196-1096

Route: Illinois Route 83
Section: @ Wallace Street
County: Cook
Job No.: R-90-018-10
Parcel No.: 0J40002
Sta. 21+13.00 to Sta. 21+52.50
Owner: Harvey School District Number
152 which acquired title as the
Trustees of Schools of
Township 36 North, Range 14
East of the Third Principal
Meridian, Cook County, Illinois
Index No.: 29-09-301-015

That part of Block 1 of Sibley Heights, being a subdivision of that part of Lots 1 and 2 in DeRuiter's Subdivision of the Southwest Quarter of Section 9, Township 36 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded August 23, 1926 as Document Number 9380074, in Cook County, Illinois; described as follows:

Commencing at the northwest corner of said Block 1; thence South 00 degrees 51 minutes 59 seconds East, based on the Illinois State Plane Coordinate System, East Zone, N.A.D. 83 (2007), along the west line of said Block 1, a distance of 11.48 feet to the southerly right of way line of FAU 1602 (Sibley Boulevard) Illinois Route 83 per Warranty Deed recorded September 20, 1996 as Document Number 96721460, said point being the most southwesterly corner of said Document Number 96721460 and the point of beginning; thence North 44 degrees 16 minutes 22 seconds East along said southerly right of way line 9.26 feet to an angle point in said southerly right of way line; thence North 89 degrees 23 minutes 01 seconds East along said southerly right of way line 32.94 feet; thence South 00 degrees 51 minutes 59 seconds East 6.55 feet; thence South 89 degrees 22 minutes 19 seconds West 39.50 feet to the point of beginning.

Said parcel containing 0.005 Acres (237 square feet), more or less.

5/3/2012 1:41 PM

RECEIVED

MAY 14 2012

PLATS & LEGALS

DC



Receipt and Disbursement Statement

Owner: Harvey School District Number 152 which acquired title as the Trustees of Schools of Township 36, Range 14 East of the Third Principal Meridian, Cook County, IL
Job No.: R-90-018-10
Parcel No.: 0J40002

The People of the State of Illinois, Department of Transportation (Grantee) acknowledges Receipt for Warranty Deed covering 0.005 acres (237 square feet), in Cook County, Illinois as right of way for IL 83, dated _____, 20____, executed by the undersigned Grantors.

Grantor and Grantee agree as follows:

1. The payment of the sum of One Thousand Five Hundred and no/100 Dollars (\$1,500.00) to Grantor as total consideration for the deed, by Grantee is subject to Grantee's approval of title and documentation and, if applicable, Grantee's final approval in accordance with Section 9.02 of the Illinois State Finance Act.
2. All improvements located, wholly or partially, on the parcel shall become the property of the State of Illinois, unless provided as follows: NONE
3. Possession and transfer of title to IDOT occur when Grantee delivers a state warrant to Grantor, in person or to the address stated herein, in the amount of the above stated consideration, unless provided herein. Grantor shall have the sole responsibility and obligation to protect, preserve and maintain the parcel and improvements thereon until delivery of possession to Grantee.
4. Grantor directs Grantee to disburse the above stated consideration by warrant or by separate warrants as follows:

<u>Name*</u>	<u>Taxpayer ID No. (TIN)</u>	<u>Address</u>	<u>Amount</u>
Harvey School District Number 152 which acquired title as the Trustees of Schools of Township 36, Range 14 East of the Third Principal Meridian, Cook County, IL		← INSERT FEIN/SS# ✓ Sign on Page 2 RETURN TO US	\$1,500.00
			\$
			\$
			\$

*If multiple names, on the same warrant, list first and circle the name of the person or entity whose TIN is entered above. If lien holder is to be paid by warrant, use Grantor's TIN or SSN.

5. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. For purposes of this paragraph, "Transferee" shall mean "Grantee" and "Transferor" shall mean "Grantor". To inform the Grantee that withholding of tax is not required upon the disposition of a U.S. real property interest by Grantor, the Grantor hereby certifies the following:
 - a. Transferor is the owner of the real property being conveyed;
 - b. Transferor is not a foreign person (as such term is defined in the Internal Revenue Code and Income Tax Regulations); and
 - c. Transferor's U.S. Taxpayer Identification Number and address set forth above are true and correct.

Transferor understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein could be punished by fine, imprisonment or both.

6. Illinois law (15 ILCS 405/10.05 to 405/10.05b) requires the State of Illinois Comptroller to deduct from any State of Illinois warrants or payments the amount of any outstanding account or claim in favor of the State of Illinois and any amount necessary to satisfy past due child support or delinquent student loan and financial aid obligations on any loan guaranteed by the Illinois Student Assistance Commission.
7. This Receipt and Disbursement Statement and conveyance documents are the entire and exclusive agreement between the parties and supersede any written or oral understanding, promise or agreement, directly or indirectly related to the sale of parcel and improvements. The parties agree that any changes to this Receipt may only be made in writing and signed by the parties.

Date: _____, 20____

Grantor: Harvey School District Number 152 which acquired title as the Trustees of Schools of Township 36, Range 14 East of the Third Principal Meridian, Cook County, IL

Signature

Print Name and Title (if applicable)

Grantee: The People of the State of Illinois, Department of Transportation

Date

for State of Illinois, Department of Transportation



Illinois Department of Transportation

Receipt and Disbursement Statement

Owner: Harvey School District Number 152 which acquired title as the Trustees of Schools of Township 36, Range 14 East of the Third Principal Meridian, Cook County, IL
Job No.: R-90-018-10
Parcel No.: 0J40002

The People of the State of Illinois, Department of Transportation Warranty Deed covering 0.005 acres (237 square feet), in Cook County, IL, dated _____, 20____, executed by the undersigned



Receipt for way for IL

Grantor and Grantee agree as follows:

1. The payment of the sum of One Thousand Five Hundred and no/100 Dollars (\$1,500.00) to Grantor as total consideration for the deed, by Grantee is subject to Grantee's approval of title and documentation and, if applicable, Grantee's final approval in accordance with Section 9.02 of the Illinois State Finance Act.
2. All improvements located, wholly or partially, on the parcel shall become the property of the State of Illinois, unless provided as follows: NONE
3. Possession and transfer of title to IDOT occur when Grantee delivers a state warrant to Grantor, in person or to the address stated herein, in the amount of the above stated consideration, unless provided herein. Grantor shall have the sole responsibility and obligation to protect, preserve and maintain the parcel and improvements thereon until delivery of possession to Grantee.
4. Grantor directs Grantee to disburse the above stated consideration by warrant or by separate warrants as follows:

<u>Name*</u>	<u>Taxpayer ID No. (TIN)</u>	<u>Address</u>	<u>Amount</u>
Harvey School District Number 152 which acquired title as the Trustees of Schools of Township 36, Range 14 East of the Third Principal Meridian, Cook County, IL		16001 S. Lincoln Ave. Harvey, IL 60426	\$1,500.00
			\$
			\$
			\$

*If multiple names, on the same warrant, list first and circle the name of the person or entity whose TIN is entered above. If lien holder is to be paid by warrant, use Grantor's TIN or SSN.

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7. This Receipt and Disbursement Statement and conveyance documents are the entire and exclusive agreement between the parties and supersede any written or oral understanding, promise or agreement, directly or indirectly related to the sale of parcel and improvements. The parties agree that any changes to this Receipt may only be made in writing and signed by the parties.

Date: _____, 20____

Grantor: Harvey School District Number 152 which acquired title as the Trustees of Schools of Township 36, Range 14 East of the Third Principal Meridian, Cook County, IL

Signature

Print Name and Title (if applicable)

Grantee: The People of the State of Illinois, Department of Transportation

Date

for State of Illinois, Department of Transportation



Owner: Harvey School District Number 152 which acquired title as the Trustees of Schools of Township 36,
Range 14 East of the Third Principal Meridian, Cook County, IL
 Route: IL 83
 Section: @ Wallace Street
 County: Cook
 Project:
 Job No. R-90-018-10
 Parcel No. 0J40002
 P.I.N. No. 29-09-301-015

Complete
 Sign - Page 3
 Notarize
RETURN TO US

State of Illinois)
) ss.
 County of Cook)

I, _____,
 being first duly sworn upon oath states as follows:

- Affiant has personal knowledge of the facts averred herein.
- There are no parties other than grantor in possession of any portion of the premises described as follows:
 There are no parties other than grantor and _____
 in possession of any portion of the premises described as follows:

SEE ATTACHED EXHIBIT "A"

- This affidavit is made to provide factual representation as a basis for the State of Illinois to accept a document of conveyance for the premises described in said conveyance, the premises being a portion of or all of the above described premises, from the record owners thereof.
- The affiant has no knowledge of encroachments, overlaps, or boundary line disputes involving the premises to be conveyed.
- The said premises described in Exhibit "A" are: (Check One)
 vacant and unimproved agricultural and unimproved
 improved and
 (A) There have been no improvements made or contracted for on the premises within four (4) months immediately preceding the date of the affidavit, out of which a claim for Mechanics' Lien could accrue or has accrued, and
 (B) To the best of my knowledge all improvements now on the premises comply with all local building and zoning ordinances.

6. The affiant has no knowledge of any **unrecorded** easements or leases over, under, upon or across the premises to be conveyed.
 The affiant has no knowledge of any **unrecorded** easements over or leases, under, upon or across the premises to be conveyed other than: _____
7. There are no chattel mortgages, conditional sales contracts or financing statements existing on or in connection with the premises to be conveyed which are not shown by the public records.
8. There are no taxes or special assessments which are not shown as existing liens by the public records involving the premises described in Exhibit A.
9. The identities of all owners and beneficiaries having an interest in the premise to be conveyed are as follows (check applicable box(es) and complete information requested):

- Individual.** Individual owner of the property is: _____
- Private Nonprofit Organization.** There is no individual or other organization receiving distributable income from the organization.
- Public Organization, including units of local government.** There is no individual or other organization receiving distributable income from the organization
- Corporation.** The stock of the corporation is publicly traded and there is no readily known individual having greater than 7-1/2% interest in the total distribution income of the corporation.
- Corporation, Partnership, Limited Liability Company.** Those entitled to receive more than 7-1/2% of the total distributable income of said entity are as follows:

	Name	Address
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____

Trust. The identity of each beneficiary of Grantor Trust is as follows:

	Name	Address	% of Interest
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____

By: _____

Print Name

State of _____)
County of _____) ss.

This instrument was acknowledged before me on _____, 20____.

(SEAL)

Notary Public

My Commission Expires: _____

- NOTE: THE FOREGOING AFFIDAVIT MAY BE EXECUTED AND ACKNOWLEDGED BY ANY ONE OF THE RECORD OWNERS OR OFFICERS HAVING KNOWLEDGE OF THE FACTS ON BEHALF OF ALL.
- NOTE: IF THE INITIAL DISCLOSURES SHOW INTERESTS HELD BY ANOTHER CORPORATION, PARTNERSHIP, LIMITED LIABILITY COMPANY, OR TRUST, THEN FURTHER DISCLOSURES SHOULD BE PROVIDED UNTIL THE NAMES OF INDIVIDUALS OWNING THE INTEREST IN THE ENTITY ARE DISCLOSED.

10/11/2012

Job R-90-018-10
IL 83 to Wallace Street
County Cook
Section
Parcel 0J40002

WTG Number: I1-2011CO-9625.0

A.L.T.A. COMMITMENT FORM

Schedule A Continued

LEGAL DESCRIPTION

BLOCK 1 OF SIBLEY HEIGHTS, BEING A SUBDIVISION OF THAT PART OF LOTS 1 AND 2 IN DERUITER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 9380074, COOK COUNTY, ILLINOIS.

ALSO ALL THAT PART OF THE VACATED ALLEY LYING WITHIN SAID BLOCK 1 AS WELL AS ALL THAT PART OF VACATED 147TH PLACE LYING SOUTH OF AND ADJACENT TO SAID BLOCK 1, AND ALL OF VACATED PARNELL AVENUE LYING EAST OF SAID BLOCK 1 AND NORTH OF THE SOUTH LINE OF 147TH PLACE EXTENDED EAST.

EXCEPT THAT PART OF LOTS 1 TO 8, INCLUSIVE, IN BLOCK 1 IN SIBLEY HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1926, AS DOCUMENT NUMBER 9380074, ALONG WITH VACATED PARNELL AVENUE LYING EASTERLY OF AND ADJACENT TO SAID LOTS; AND ALSO, A PART OF LOTS 1 AND 3 IN BLOCK 2 IN SIBLEY HEIGHTS, BEING A SUBDIVISION OF THAT PART OF LOTS 1 AND 2 IN DE RUITER'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED PER DOCUMENT AFORESAID, AND ALSO FILED IN THE REGISTRAR'S OFFICE ON SEPTEMBER 2, 1926 AS DOCUMENT LR 318194 AND ALSO, A PART OF LOT 2 IN THE DE RUITER'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SAID SECTION 9, TOWNSHIP AND RANGE AFORESAID, ALL IN COOK COUNTY, ILLINOIS; DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER LOT 1 IN BLOCK 1 IN SAID SIBLEY HEIGHTS; THENCE ON AN ASSUMED BEARING OF NORTH 89

ISSUED BY:
Wheatland Title Guaranty Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

10/11/2012

Job R-90-018-10
IL 83 to Wallace Street
County Cook
Section
Parcel 0J40002

DEGREES 23 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCKS 1 AND 2 (EXTENDING, ALSO, ACROSS SAID VACATED PARNELL AVENUE) 98.900 METERS [324.48 FEET] TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 2 IN SAID SIBLEY HEIGHTS; THENCE NORTH 00 DEGREES 49 MINUTES 39 SECONDS WEST ALONG THE WEST LINE OF AN EXCEPTION (NOT INCLUDED IN SAID SUBDIVISION) 10.322 METERS [33.87] TO THE NORTH LINE OF LOT 2 IN DE RUITER'S SUBDIVISION PER PLAT FILED FOR RECORD APRIL 26, 1893 AS DOCUMENT NUMBER 1856200; THENCE NORTH 89 DEGREES 22 MINUTES 19 SECONDS EAST ALONG SAID NORTH LINE 15.240 METERS [50.00 FEET] TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 49 MINUTES 39 SECONDS EAST ALONG THE EAST LINE OF OF LOT 2 A DISTANCE OF 10.326 METERS [33.88 FEET] TO THE NORTHWEST CORNER OF LOT 3 IN BLOCK 2 OF SAID SIBLEY HEIGHTS; THENCE NORTH 89 DEGREES 23 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 7.620 METERS [25.00 FEET] TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 49 MINUTES 39 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 1,000 METERS [3.28 FEET]; THENCE SOUTH 89 DEGREES 23 MINUTES 01 SECONDS WEST 23.767 METERS [77.98 FEET]; THENCE SOUTH 00 DEGREES 35 MINUTES 58 SECONDS EAST 0.500 METERS [1.64 FEET]; THENCE SOUTH 89 DEGREES 23 MINUTES 01 SECONDS WEST 95.991 METERS [314.93 FEET]; THENCE SOUTH 44 DEGREES 16 MINUTES 22 SECONDS WEST 2.823 METERS [9.26 FEET] TO THE WEST LINE OF LOT 1 IN BLOCK 1 IN SAID SIBLEY HEIGHTS; THENCE NORTH 00 DEGREES 50 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE 3.500 METERS [11.48 FEET] TO THE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS.

PERMANENT TAX NUMBER(S): 29-09-301-015

ISSUED BY:
Wheatland Title Guaranty Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

Owner: Harvey School District
Number 152 which acquired
title as the Trustees of
Schools of Township 36,
Range 14 East of the Third
Principal Meridian, Cook
County, IL
Route: IL 83
Section: @ Wallace Street
County: Cook
Project No.:
Job No.: R-90-018-10
Parcel No.: 0J40002
P.I.N. No.: 29-09-301-015



CERTIFIED RESOLUTION
(School District)

I, _____, _____, of Harvey School District Number 152 which acquired title as the Trustees of Schools of Township 36, Range 14 East of the Third Principal Meridian, Cook County, IL, a school district organized and existing under the laws of the State of Illinois (School District), do hereby certify that:

1. The following is a true and correct copy of a resolution adopted by the Board of Education/Trustees of the School District, a quorum of its members being present at a meeting held on the ____ day of _____, 20____, and
2. The resolution has not been amended or revoked and is in full force and effect.

Resolved that _____, the _____, and _____, the _____, of the Board of Education/Trustees of the School District are hereby authorized and directed to sell the school district's interest in the following described real estate in Cook County, Illinois to the People of the State of Illinois, Department of Transportation ("IDOT") for highway purposes for the sum of One Thousand Five Hundred and no/100 Dollars (\$1,500.00):

See attached legal description.

Further resolved that they are authorized and directed to execute and deliver such instruments as may be necessary or convenient to consummate such sale.

Further resolved that the members of the Board of Education of the school district noted for the adoption of this resolution as follows: AYE _____; NAY _____; ABSENT _____

Dated this _____ day of _____, 20____

By: _____
Signature

Print Name and Title

State of _____)
County of _____) ss

This instrument was acknowledged before me on _____, 20____, by _____, as _____ of Harvey School District Number 152 which acquired title as the Trustees of Schools of Township 36, Range 14 East of the Third Principal Meridian, Cook County, IL.

(SEAL)

Notary Public

My Commission Expires: _____

Route: Illinois Route 83
Section: @ Wallace Street
County: Cook
Job No.: R-90-018-10
Parcel No.: 0J40002
Sta. 21+13.00 to Sta. 21+52.50
Owner: Harvey School District Number
152 which acquired title as the
Trustees of Schools of
Township 36 North, Range 14
East of the Third Principal
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Index No.: 29-09-301-015

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Said parcel containing 0.005 Acres (237 square feet), more or less.

5/3/2012 1:41 PM

RECEIVED

MAY 14 2012

PLATS & LEGALS

De