

**SPECIAL WARRANTY DEED
(Illinois)
(Municipal Corporation)**

Doc#. 2201825052 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/18/2022 10:29 AM Pg: 1 of 5

Dec ID 20220101695937

THE GRANTOR:

**CHICAGO SOUTH SUBURBAN
MASS TRANSIT DISTRICT, an
Illinois municipal corporation**, having
offices located at 19815 Governors
Hwy., Suite 2A, Flossmoor, Cook
County, Illinois, organized and existing
under the laws of, and duly authorized to
transact business in, the State of Illinois
pursuant to the Illinois Local Mass
Transit District Act (70 ILCS 3610/1, *et
seq.*), for and in consideration of Ten
Dollars (\$10.00), and other good and
valuable consideration in hand paid, does
hereby **GRANT, BARGAIN SELL
AND CONVEY** to **THE GRANTEE:**

(Above Space for Recorder's Use Only)

VILLAGE OF HOMEWOOD, an Illinois municipal corporation
2020 Chestnut Road
Homewood, Illinois 60430
(Grantee's Name & Address)

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

As set forth in the legal description attached hereto and incorporated herein as Exhibit A

PIN(s): 29-31-305-017-0000, 29-31-306-018-0000, and 29-31-306-019-0000

Address(es): 18041 Park Avenue and 181st & Harwood, Homewood, Illinois 60430

Subject to: General real estate taxes for the year 2021 and subsequent years, covenants, conditions, restrictions, and easements of record, applicable zoning and use restrictions, railroad easements and rights of way, and rights of the public

Together with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Grantor covenants as follows: (1) Except as expressly stated herein, the premises are free from all encumbrances made by Grantor; (2) Grantor will warrant and defend the property hereby conveyed against all lawful claims and demands of all persons claiming by, through, or under Grantor, but against no other person.

Dated this 10th day of January, 2022.

CHICAGO SOUTH SUBURBAN MASS TRANSIT DISTRICT
an Illinois municipal corporation

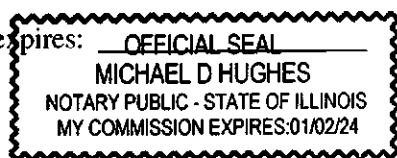
By: Betty DuPar
Betty DuPar, Chairman

Attest: Jack Barton
Jack Barton, Secretary

State of Illinois, County of Cook / ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Betty DuPar as Chairman and Jack Barton as Secretary of the CHICAGO SOUTH SUBURBAN MASS TRANSIT DISTRICT, an Illinois municipal corporation**, 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 acknowledged that they signed, sealed and delivered the said instrument as such Chairman and Secretary for and on behalf of said municipal corporation, pursuant to proper authority given them, as their free and voluntary act, and as the free and voluntary act of said municipal corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of January, 2022.

My commission expires:



Michael D. Hughes
 Notary Public

This instrument prepared by:

Michael D. Hughes, General Counsel
 Chicago South Suburban Mass Transit District
 19815 Governors Hwy., Suite 11
 Flossmoor, IL 60422
 708-799-3700

I hereby certify this transaction is exempt pursuant to Paragraph (b), Section 31-45, of the Illinois Real Estate Transfer Tax Law (35 ILCS 200/31-45(b)).

Michael D. Hughes
 Dated: January 10, 2022

After Recording, Mail to:

Village of Homewood
 2020 Chestnut Road
 Homewood, IL 60430

Send subsequent tax bills to:

Village of Homewood
 2020 Chestnut Road
 Homewood, IL 60430

LEGAL DESCRIPTION

CERTAIN PROPERTY FORMING A PORTION OF THE RIGHT-OF-WAY OF THE ILLINOIS CENTRAL GULF RAILROAD COMPANY'S RICHTON DISTRICT, SAID PROPERTY SITUATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, HOMEWOOD, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

PARCEL 1:

FROM THE POINT WHERE THE WESTERN EXTENSION OF THE CENTERLINE OF 60 FOOT WIDE RIDGE ROAD (MAIN STREET) INTERSECTS THE WEST LINE OF 50 FOOT WIDE HARWOOD AVENUE, RUN NORTHERLY ALONG SAID WEST LINE 47.5 FEET TO A PROPERTY CORNER AND THE POINT OF BEGINNING; THENCE WESTERLY PARALLEL WITH SAID CENTERLINE OF RIDGE ROAD EXTENDED 51 FEET MORE OR LESS TO A LINE PARALLEL AND/OR CONCENTRIC WITH AND 15 FEET NORMALLY DISTANT EASTERLY FROM THE CENTERLINE OF GRANTOR'S EASTERNMOST TRACK; THENCE NORTHERLY ALONG SAID PARALLEL AND/OR CONCENTRIC LINE 700 FEET MORE OR LESS TO THE WESTERN EXTENSION OF THE NORTH LINE OF 60 FOOT WIDE ELM STREET; THENCE EASTERLY ALONG SAID NORTH LINE OF ELM STREET EXTENDED 51 FEET MORE OR LESS TO THE AFORESAID WEST LINE OF HARWOOD AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE 700 FEET MORE OR LESS TO RETURN TO THE POINT OF BEGINNING.

PARCEL 2:

FROM THE POINT WHERE THE EASTERN EXTENSION OF THE SOUTH LINE 60 FOOT WIDE RIDGE ROAD (MAIN STREET) INTERSECTS THE EAST LINE OF DEDICATED PARK AVENUE, RUN SOUTHERLY ALONG SAID EAST LINE 10 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY PARALLEL WITH SAID SOUTH LINE OF RIDGE ROAD EXTENDED 60 FEET MORE OR LESS TO THE CURB BETWEEN A PAVED PARKING AREA AND A BRICK WALKWAY; THENCE SOUTHEASTERLY ALONG SAID CURB 30 FEET MORE OR LESS TO A LINE PARALLEL WITH AND 25 FEET NORMALLY DISTANT WESTERLY FROM THE CENTERLINE OF GRANTOR'S WESTERNMOST TRACK; THENCE SOUTHERLY ALONG SAID PARALLEL LINE 330 FEET MORE OR LESS TO A LINE THAT EXTENDS EASTERLY AND WESTERLY PARALLEL WITH AND 20 FEET NORMALLY DISTANT NORTHERLY FROM THE NORTH FACE OF GRANTOR'S EXISTING MASONRY "TIE STATION" BUILDING; THENCE WESTERLY ALONG THE LAST SAID PARALLEL LINE 85 FEET MORE OR LESS TO THE AFORESAID EAST LINE OF PARK AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE 360 FEET MORE OR LESS TO RETURN TO THE POINT OF BEGINNING.

PARCEL 3:

BEGIN AT THE POINT WHERE A LINE THAT EXTENDS EASTERLY AND WESTERLY PARALLEL WITH AND 10 FEET NORMALLY DISTANT SOUTHERLY FROM THE

SOUTH FACE OF GRANTOR'S EXISTING MASONRY "TIE STATION" BUILDING INTERSECTS THE EAST LINE OF DEDICATED PARK AVENUE AND RUN EASTERLY ALONG SAID PARALLEL LINE 85 FEET MORE OR LESS TO A LINE PARALLEL AND/OR CONCENTRIC WITH AND 25 FEET NORMALLY DISTANT WESTERLY FROM THE CENTERLINE OF GRANTOR'S WESTERNMOST TRACK; THENCE SOUTHERLY ALONG SAID PARALLEL AND/OR CONCENTRIC LINE 1100 FEET MORE OR LESS TO A LINE THAT EXTENDS EASTERLY AND WESTERLY PARALLEL WITH AND 90 FEET NORMALLY DISTANT NORTHERLY FROM THE NORTH FACE OF GRANTOR'S EXISTING MASONRY "INTERLOCKING TOWER"; THENCE WESTERLY ALONG THE LAST SAID PARALLEL LINE 47 FEET MORE OR LESS TO THE AFORESAID EAST LINE OF PARK AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE 1105 FEET MORE OR LESS TO RETURN TO THE POINT OF BEGINNING.

PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Chicago South Suburban Mass Transit District, being duly sworn on oath, states that it resides
 at 19815 Governors Hwy., Suite 11, Flossmoor, IL 60422. 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 or 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 easements 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.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois 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. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that it makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

Jack Barton
 Jack Barton, Secretary
 Chicago South Suburban Mass Transit District

SUBSCRIBED and SWORN to before me

this 10th day of January, 2021

Michael D Hughes

