

R96 208643

96 DEC 31 PM 1:45

RECORDED  
DU PAGE COUNTY*Blaney*

TRUSTEE'S

DEED

ORIGINAL COPY

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8

THIS INDENTURE, made this 30th day of December, 1996, between HARRIS BANK HINSDALE, a corporation organized and existing under the Laws of the United States of America, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 17th day of December, 1992, and known as Trust Number L-3126, party of the first part, and THE FOREST PRESERVE DISTRICT OF DU PAGE COUNTY at 185 Spring Street, Glen Ellyn, Illinois, (as to an undivided 59%) and DOWNERS GROVE PARK DISTRICT at 2455 Warrenville Road, Downers Grove, Illinois, (as to an undivided 41%), collectively as parties of the second part as tenants in common. WITNESSETH, that said party of the first part, in consideration of the sum of \$10.00 (Ten and no/100), and other good and valuable consideration in hand paid, does hereby convey and quitclaim unto said parties of the second part, the following described real estate, situated in DuPage County, Illinois:

The above space for recorder's use only.

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

644 9612991

Subject to: Conditions, covenants, restrictions, easements of record, general real estate taxes for the year 1996 and subsequent years.

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, benefit and behoof forever of said parties of the second part.

P.I.N.

Commonly known as: 31st Street and Highland Avenue, Downers Grove, Illinois

60515

EXEMPT UNDER PROVISIONS OF PARAGRAPH B, SECTION 1004, REAL ESTATE TRANSFER TAX ACT.

DATED 12/30/96

BY:

*Sam R. [Signature]* FOR FPD.

CHARGE, C.I.C. - DU PAGE

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and Land Trust Officer and attested by its Bank Officer the day and year first above written.

R96-208643

HARRIS BANK HINSDALE, N.A.  
As Trustee as aforesaid.

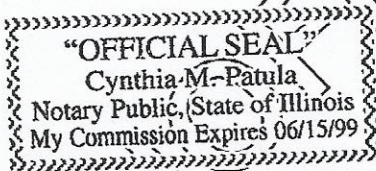
By: Janet Hale  
Assistant Vice President  
Attest: Cheryl E. Kock  
Bank Officer

State of Illinois }  
County of DuPage }

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President/Trust Officer and Bank Officer of HARRIS BANK HINSDALE, N. A., Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President/Trust Officer and Bank Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Bank Officer then and there acknowledged that said Bank Officer as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Bank Officer's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30th day of December, 1996.

Cynthia M. Patula  
Notary Public



DELIVER RECORDED DOCUMENT TO:

SCOTT M. DAY P.C.  
300 E. 5TH AVE #35  
NAPERVILLE, ILL.  
60563

MAIL TAX BILLS TO:

FOREST PRESERVE DIST.  
OF DU PAGE COUNTY  
185 SPRING ST.  
GLEN BURN, ILLINOIS

This instrument was prepared by: Janet Hale

HARRIS BANK HINSDALE, N. A., 50 S. Lincoln, Hinsdale, IL 60522 (708)920-7000 Member FDIC

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THAT PART OF LOT P IN YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 3, ALSO KNOWN AS YORKSHIRE PRIVATE FARMS, OF ALL OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32 AND PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1943, AS DOCUMENT 452577,

AND THAT PART OF LOTS 1 THROUGH 10, INCLUSIVE, LOTS 12 THROUGH 22, INCLUSIVE, AND LOTS 31 THROUGH 41, INCLUSIVE, IN YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 4, ALSO KNOWN AS BUTTERFIELD WOODS, OF PART OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1943, AS DOCUMENT 452578,

AND THAT PART OF LOTS 1 THROUGH 4, INCLUSIVE, IN J.C. SPROATS RESUBDIVISION, OF O.J. KANAK'S PLAT OF SURVEY, DOCUMENT NO. 684667, OF LOT 11 IN YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 4, (ALSO KNOWN AS "BUTTERFIELD WOODS") OF PART OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE RESUBDIVISION PLAT THEREOF RECORDED OCTOBER 23, 1954, AS DOCUMENT 734610,

AND THAT PART OF 32ND STREET, SAID 32ND STREET ALSO KNOWN AS 33RD STREET, LYING EAST OF THE EAST LINE OF HIGHLAND AVENUE VACATED ON JULY 12, 1991 AS DOCUMENT R91-087626,

ALL DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT P; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS EAST 331.88 FEET TO THE NORTHEAST CORNER OF SAID LOT P; THENCE SOUTH 00 DEGREES 09 MINUTES 21 SECONDS WEST ALONG THE EAST LINE OF SAID LOT P A DISTANCE OF 428.50 FEET TO THE NORTHEAST CORNER OF PARCEL 1 IN DEED RECORDED JULY 11, 1995, AS DOCUMENT R95-086135; THENCE THE FOLLOWING 9 COURSES AND DISTANCES ALONG THE NORTHERLY AND WESTERLY LINES OF PARCEL 1 IN THE DEED RECORDED JULY 11, 1995 AS DOCUMENT R95-086135, 1) NORTH 89 DEGREES 53 MINUTES 39 SECONDS WEST 371.86 FEET; 2) THENCE SOUTH 00 DEGREES 07 MINUTES 11 SECONDS WEST 580.34 FEET; 3) THENCE SOUTH 44 DEGREES 55 MINUTES 14 SECONDS WEST 111.06 FEET; 4) THENCE SOUTH 89 DEGREES 43 MINUTES 17 SECONDS WEST 172.54 FEET; 5) THENCE SOUTH 00 DEGREES 07 MINUTES 11 SECONDS WEST 13.80 FEET; 6) THENCE SOUTH 89 DEGREES 43 MINUTES 17 SECONDS WEST 238.45 FEET; 7) THENCE NORTH 44 DEGREES 26 MINUTES 39 SECONDS WEST 19.23 FEET; 8) THENCE SOUTH 89 DEGREES 43 MINUTES 17 SECONDS WEST 115.75 FEET; 9) THENCE SOUTH 00 DEGREES 08 MINUTES 42 SECONDS EAST 200.00 FEET TO AN EASTERLY CORNER OF PARCEL 2 IN THE DEED RECORDED JULY 11, 1995 AS DOCUMENT R95-086135, SAID POINT BEING 40.00 FEET NORTH 00 DEGREES 08 MINUTES 42 SECONDS WEST OF THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE FOLLOWING 16 COURSES AND DISTANCES ALONG THE NORTHERLY, EASTERLY, AND WESTERLY LINES OF SAID

PARCEL 2, 1) SOUTH 89 DEGREES 43 MINUTES 17 SECONDS WEST 150.00 FEET TO A POINT ON A CURVE; 2) THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 162.18 FEET, HAVING A CHORD BEARING NORTH 05 DEGREES 21 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 127.89 FEET; 3) THENCE NORTH 00 DEGREES 16 MINUTES 43 SECONDS WEST 76.00 FEET; 4) THENCE NORTH 89 DEGREES 43 MINUTES 17 SECONDS EAST 77.81 FEET; 5) THENCE NORTH 46 DEGREES 01 MINUTES 55 SECONDS EAST 26.17 FEET; 6) THENCE NORTH 43 DEGREES 58 MINUTES 05 SECONDS WEST 112.87 FEET; 7) THENCE NORTH 11 DEGREES 24 MINUTES 56 SECONDS EAST 101.94 FEET TO A POINT ON A CURVE; 8) THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 244.65 FEET, HAVING A CHORD BEARING NORTH 18 DEGREES 24 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 212.30 FEET; 9) THENCE SOUTH 87 DEGREES 09 MINUTES 16 SECONDS WEST 113.22 FEET; 10) THENCE SOUTH 23 DEGREES 05 MINUTES 53 SECONDS WEST 98.97 FEET; 11) THENCE SOUTH 32 DEGREES 33 MINUTES 21 SECONDS WEST 140.78 FEET; 12) THENCE SOUTH 05 DEGREES 04 MINUTES 04 SECONDS EAST 88.37 FEET; 13) THENCE SOUTH 26 DEGREES 22 MINUTES 43 SECONDS EAST 36.31 FEET; 14) THENCE SOUTH 01 DEGREES 54 MINUTES 34 SECONDS EAST 148.64 FEET; 15) THENCE SOUTH 44 DEGREES 47 MINUTES 17 SECONDS WEST 120.24 FEET; 16) THENCE SOUTH 89 DEGREES 43 MINUTES 17 SECONDS WEST 304.76 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN SAID J. C. SPROATS RESUBDIVISION; THENCE NORTH 00 DEGREES 05 MINUTES 33 SECONDS WEST ALONG THE WEST LINE OF LOT 1 IN SAID J.C. SPROATS RESUBDIVISION AND THE WEST LINE OF LOTS 5 THROUGH 10, INCLUSIVE, OF SAID YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 4 A DISTANCE OF 866.13 FEET TO A POINT 50.0 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 11 DEGREES 13 MINUTES 14 SECONDS EAST 50.98 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 5 THAT IS 10.00 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00 DEGREES 05 MINUTES 33 SECONDS WEST ALONG A LINE 10.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOTS 1 AND 4 IN SAID YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 4 A DISTANCE OF 215.00 FEET TO THE MOST SOUTHERLY CORNER OF A PARCEL OF LAND DEDICATED PER DOCUMENT NO. R70-11086; THENCE NORTH 12 DEGREES 54 MINUTES 23 SECONDS EAST ALONG THE EAST LINE OF A PARCEL OF LAND DEDICATED PER DOCUMENT NO. R70-11086 A DISTANCE OF 66.69 FEET; THENCE NORTH 79 DEGREES 22 MINUTES 21 SECONDS EAST ALONG THE SOUTH LINE OF A PARCEL OF LAND DEDICATED PER DOCUMENT NO. R70-11086 A DISTANCE OF 108.54 FEET TO THE MOST EASTERLY CORNER OF A PARCEL OF LAND DEDICATED PER DOCUMENT NO. R70-11086, SAID POINT BEING ON THE EAST LINE OF LOT 1 IN SAID TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 4, 50.0 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST ALONG A LINE 50.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 1 IN SAID YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 4, A DISTANCE OF 101.71 FEET TO A POINT ON A LINE 30.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 05 MINUTES 33 SECONDS WEST ALONG SAID PARALLEL LINE BEING 30.0 FEET EAST OF THE WEST LINE OF LOT 1 IN SAID YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 4 A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 59 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF LOTS 1, 2, 3, AND 22 IN SAID YORK TOWNSHIP SUPERVISORS ASSESSMENT

PLAT NO. 4 A DISTANCE OF 811.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 07 MINUTES 15 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 31 A DISTANCE OF 50.00 FEET TO A POINT ON A LINE 50.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 31; THENCE NORTH 89 DEGREES 59 MINUTES 27 SECONDS EAST ALONG SAID PARALLEL LINE BEING 50.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 31 A DISTANCE OF 444.87 FEET TO THE EAST LINE OF SAID LOT 31; THENCE NORTH 00 DEGREES 07 MINUTES 49 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 31 A DISTANCE OF 50.00 FEET TO THE PLACE OF BEGINNING; IN DU PAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 1 THROUGH 8, INCLUSIVE, IN YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 4, ALSO KNOWN AS BUTTERFIELD WOODS, OF PART OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1943 AS DOCUMENT 452578, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 31 IN SAID YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT; THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF LOTS 3, 22 AND 31 IN SAID YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 4 A DISTANCE OF 948.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS EAST 615.67 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 02 SECONDS WEST 126.75 FEET; THENCE SOUTH 0 DEGREES 43 MINUTES 41 SECONDS WEST 28.38 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 70.00 FEET, HAVING A CHORD BEARING OF SOUTH 45 DEGREES 19 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 108.95 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 54 MINUTES 27 SECONDS WEST 105.49 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG THE ARC OF A CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 35.00 FEET, HAVING A CHORD BEARING OF SOUTH 44 DEGREES 54 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY, BEING A POINT ON THE WEST LINE OF SAID LOT 8; THENCE NORTH 00 DEGREES 05 MINUTES 33 SECONDS WEST, ALONG THE WEST LINE OF SAID LOTS 5, 6, 7 AND 8, A DISTANCE OF 344.94 FEET TO A POINT 50.00 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 11 DEGREES 13 MINUTES 14 SECONDS EAST 50.98 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 5 THAT IS 10.00 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00 DEGREES 05 MINUTES 33 SECONDS WEST, ALONG A LINE 10.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOTS 1 AND 4 IN SAID YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 4, A DISTANCE OF 215.00 FEET TO THE MOST SOUTHERLY CORNER OF A PARCEL OF LAND DEDICATED PER DOCUMENT NO. R70-11086; THENCE NORTH 12 DEGREES 54 MINUTES 23 SECONDS EAST, ALONG THE EAST LINE OF A PARCEL OF LAND DEDICATED PER DOCUMENT NO. R70-11086, A DISTANCE OF 66.69 FEET; THENCE NORTH 79 DEGREES 22 MINUTES 21 SECONDS EAST, ALONG THE SOUTH LINE OF A PARCEL OF LAND DEDICATED PER DOCUMENT

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NO. R70-11086, A DISTANCE OF 108.54 FEET TO THE MOST EASTERLY CORNER OF A PARCEL OF LAND DEDICATED PER DOCUMENT NO. R70-11086, SAID POINT BEING ON THE EAST LINE OF LOT 1 IN SAID YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 4, 50 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST, ALONG A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 1 IN SAID YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 4, A DISTANCE OF 101.71 FEET TO A POINT ON A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 05 MINUTES 33 SECONDS WEST, ALONG SAID PARALLEL LINE, BEING 30.00 FEET EAST OF THE WEST LINE OF LOT 1 IN SAID YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 4, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 59 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF LOTS 1, 2 AND 3 IN SAID YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 4, A DISTANCE OF 308.49 FEET TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS

PIN #

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06-32-102-019

J.P. "RICK" CARNEY  
RECORDER

R96-208643

## AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS

COUNTY OF DUPAGE

} SS.

DOCUMENT NO. \_\_\_\_\_

Peter J. Brennan

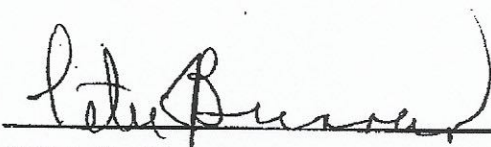
, being duly sworn on oath, states that

\_\_\_\_\_ resides at Four Westbrook Corporate Center, #500, Westchester, IL 60154. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division is 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 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 easement of 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 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. 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 five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or 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.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that \_\_\_\_\_ makes this affidavit for the purpose of inducing the Recorder of DuPage County, Illinois, to accept the attached deed for recording.

  
Peter J. Brennan

SUBSCRIBED AND SWORN TO BEFORE ME

this 30th day of December, 1996.\_\_\_\_\_  
Notary Public