



AGENDA
REGULAR VILLAGE BOARD MEETING
AUGUST 13, 2024
7:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

INVOCATION (PASTOR STEFAN POTUZNİK, CHRISTUS VICTOR LUTHERAN CHURCH)

3. APPROVAL OF MINUTES OF JULY 16, 2024

4. MAYOR & BOARD OF TRUSTEES' REPORT

5. ACCOUNTS PAYABLE WARRANT:

JULY 30, 2024	\$ 451,356.74
JULY 31, 2024	\$ 5,840,085.82
AUGUST 13, 2024	\$ 381,595.00

6. CONSENT AGENDA

- a. Consideration of a request from the Prince of Peace United Methodist Church, located at 1400 Arlington Heights Road, to waive FY2024-25 business license fees in the amount of \$100.

(Prince of Peace United Methodist Church is seeking a waiver of FY2024-25 business license fees related to the Church's annual Pumpkin Patch.

(It has been past practice of the Village Board to grant fee waivers for governmental and non-profit organizations.

(The Director of Finance recommends approval.)

- b. Consideration of a request from Shinnyo-en USA Chicago Temple, 120 E. Devon Avenue, to waive permit fees to install low voltage cabling at the temporary trailer building in the amount of \$120.

(It has been past practice of the Village Board to grant fee waivers to governmental and non-profit organizations.

(The Director of Community Development recommends approval.)

- c. Consideration of a request from Living Hope Church, 777 Meacham Road, to waive permit fees to replace sidewalk in the amount of \$281.

(It has been past practice of the Village Board to grant fee waivers to governmental and non-profit organizations.

(The Director of Community Development recommends approval.)

- d. Consideration of requests from the Elk Grove Park District, 499 Biesterfield Road, to waive permit fees in the amount of \$6,569 for the following projects:

- Replace the entire Building Automation System at the Pavilion, 1000 Wellington Avenue, in the amount of \$1,840;
- Replace two pool heat exchangers at the Pavilion, 1000 Wellington Avenue, in the amount of \$1,111;
- Remove air handling unit and replace with a rooftop unit at the Pavilion, 1000 Wellington Avenue, in the amount of \$2,612;
- Install two new electronic wireless scoreboards at Mead Park, 1769 Gibson Drive, in the amount of \$750;
- Modify the existing sprinkler system at the Pavilion, 1000 Wellington Avenue, in the amount of \$166; and
- Replace the sidewalk near the playground at Mather Park, 1410 Armstrong Lane, in the amount of \$90.

(It has been past practice of the Village Board to grant fee waivers for governmental and non-profit organizations.

(The Director of Community Development recommends approval.)

- e. Consideration to award a construction contract to the lowest responsive and responsible bidder, Stiles, Inc. of Loves Park, IL for the underground storage tank removal at 2800 E. Higgins Road in an amount not to exceed \$31,355 from the Busse/Elmhurst Redevelopment Fund.

(On Thursday, July 18, 2024, the Village opened bids for the underground storage tank removal project located at 2800 E. Higgins Road.

(Four (4) bids were submitted.

(The lowest responsive and responsible bid was received by Stiles, Inc. of Loves Park, IL in an amount of \$31,355.

(Adequate funds are available in the Busse/Elmhurst Redevelopment Fund.

(The Director of Community Development recommends approval.)

- f. Consideration to increase a professional service contract with Meade Electric Company, of Willowbrook, IL for traffic signal maintenance by an amount of \$12,000 for a total contract amount not to exceed \$34,369.67.

(Meade Electric Company is under contract to provide routine maintenance and repairs of the Village's traffic signals.

(The primary increase to the current contract is due to an emergency repair that included purchasing a new controller and conflict monitor at one traffic signal intersection for a total of \$6,644. The additional increase is estimated amount to perform additional repairs at two more intersections.

(Adequate funds for the increase are available in the General Fund.

(The Director of Public Works recommends approval.)

- g. Consideration to award a professional service contract to M.E. Simpson Co., Inc. of Valparaiso, IN for professional engineering services for a water distribution leak survey in the amount of \$50,490 from the Water and Sewer Fund.

(A proposal was solicited from M.E. Simpson Co., Inc. of Valparaiso, IN for a water distribution system leak detection survey.

(M.E. Simpson Co., Inc. will perform a leak detection survey on approximately 181 miles of watermain within Elk Grove Village's water distribution system. The survey will be completed by leak detecting on the accessible main line valves, fire hydrants, and service valves. The project will also include complete reporting of all issues found, with a final comprehensive report.

(The Director of Public Works recommends approval.)

- h. Consideration to award a sole source purchase contract to Dinges Fire Company of Amboy, IL for the purchase of twelve (12) sets of custom turnout gear in the amount of \$54,303.96 from the General Fund.

(The Fire Department budgets annually to purchase custom turnout gear.

(Lion Group, Inc. is a leader in the protective clothing industry and offers a wide variety of custom options.

(Personnel have provided positive feedback with Lion turnout gear.

(Dinges Fire Company of Amboy, IL is a local Lion distributor and holds a joint purchasing contract through National Purchasing Partners (NPP).

(The current price reflects a 7.75% increase from the prior year due to the increased cost of materials, which has been delayed through supply chain disruptions.

(The Fire Department has a good working relationship with Dinges Fire Company.

(Adequate funds are available in the Fire Department General Fund budget.

(The Fire Chief recommends approval.)

- i. Consideration to renew a contract with Homer Tree Care of Lockport, IL for the silver maple removal program in the amount of \$72,856.80 from the General Fund.

(On June 20, 2023 the Village Board awarded a contract to Homer Tree Care for the silver maple removal program.

(The contract provided for an option of four (4) annual renewals through April 30, 2028.

(Homer Tree Care has performed satisfactorily throughout the first year of the contract.

(The contract period is through April 30, 2025.

(The contract amount reflects a 3.4% increase over the previous year's contract.

(Funds for the contract have been allocated in the General Fund.

(The Director of Public Works recommends approval.)

- j. Consideration to renew a contract with Homer Tree Care of Lockport, IL for the parkway

tree maintenance contract in the amount of \$287,643.29 from the General Fund.

(On June 20, 2023 the Village Board awarded a contract to Homer Tree Care for the parkway tree maintenance contract.

(The contract provided for an option of four (4) annual renewals through April 30, 2028.

(Homer Tree Care has performed satisfactorily throughout the first year of the contract.

(The contract period is through April 30, 2025.

(The contract amount reflects a 3.4% increase over the previous year's contract.

(Funds for the contract have been allocated in the General Fund.

(The Director of Public Works recommends approval.)

- k. Consideration to award a contract to the lowest responsive and responsible bidder Lyons & Pinner Electric Company, Inc. of LaGrange, IL for the residential LED street light retro fit project in the amount of \$657,777.25 from the Capital Projects Fund.

(On Thursday, August 1, 2024 the Village opened sealed bids for the residential LED street light retro fit project.

(Four (4) contractors obtained bid documents, with three (3) contractors submitting a bid.

(The lowest responsive and responsible bid was received from Lyons & Pinner Electric Company, Inc. of LaGrange, IL

(Adequate funds for the project are available in the Capital Projects Fund.

(The Director of Public Works recommends approval.)

- l. Consideration to adopt Ordinance No. 3860 annexing certain property to the Village of Elk Grove Village and rezoning same in accordance with the Village's Comprehensive Plan and Zoning Map (2830, 2832, 2835 E. Higgins Road).

(The public notice was published in the Daily Herald on Thursday, August 1, 2024.

(The annexation of said property shall be rezoned to I-1 Restricted Industrial District in the Village of Elk Grove Village, in accordance with Chapter 6-4-A. of the Zoning Code of the Village of Elk Grove Village.)

- m. Consideration to adopt Ordinance No. 3861 amending the Position Classification and Salary Plan of the Village of Elk Grove Village (Police Officer-Police Department).

(This Ordinance adds two Police Officer positions.

(The Director of Human Resources recommends approval.)

- n. Consideration to adopt Resolution No. 42-24 authorizing the Village of Elk Grove to apply for funding assistance through the Illinois Transportation Enhancement Program administered by the Illinois Department of Transportation providing local assurance for a shared-use path within the Tonne Road Corridor.

(The Village will be applying to the Illinois Department of Transportation (IDOT) for funding assistance through the Illinois Transportation Enhancement Program (ITEP) for the shared-use path being installed as part of the overall Tonne Road Reconstruction Project.

(The Village will be requesting funding assistance for the pedestrian/bicycle facilities and

streetscapes aspect of the project.

(The Director of Public Works has recommended approval.)

- o. Consideration to adopt Resolution No. 43-24 approving the acquisition of a temporary easement and a permanent easement to reconstruct the Lake Cosman culverts between the Village of Elk Grove Village and the Elk Grove Estates Homeowners' Association and payment to the property owner in the amount of \$8,000 from the Capital Projects Fund.

(The Village requested easements from the Elk Grove Estates Homeowners' Association to secure legal rights to reconstruct the Lake Cosman culverts as part of the Leicester and Wellington Culvert Replacements project.

(The property owner has agreed to a total easement cost of \$8,000 for Parcel number 0001.

(The easement purchase prices were determined by appraisal, through the Village's consultant, Santa Cruz Associates.

(The Director of Public Works recommends approval.)

- p. Consideration to adopt Resolution No. 44-24 approving the acquisition of a temporary easement and a permanent easement to reconstruct the Lake Cosman culverts between the Village of Elk Grove Village and the Elk Grove Estates Homeowners' Association and payment to the property owner in the amount of \$9,600 from the Capital Projects Fund.

(The Village requested easements from the Elk Grove Estates Homeowners' Association to secure legal rights to reconstruct the Lake Cosman culverts as part of the Leicester and Wellington Culvert Replacements project.

(The property owner has agreed to a total easement cost of \$9,600 for Parcel number 0002.

(The easement purchase prices were determined by appraisal, through the Village's consultant, Santa Cruz Associates.

(The Director of Public Works recommends approval.)

- q. Consideration to adopt Resolution No. 45-24 approving the acquisition of a temporary easement and a permanent easement to reconstruct the Lake Cosman culverts between the Village of Elk Grove Village and the Elk Grove Estates Homeowners' Association and payment to the property owner in the amount of \$19,100 from the Capital Projects Fund.

(The Village requested easements from the Elk Grove Estates Homeowners' Association to secure legal rights to reconstruct the Lake Cosman culverts as part of the Leicester and Wellington Culvert Replacements project.

(The property owner has agreed to a total easement cost of \$19,100 for Parcel number 0003.

(The easement purchase prices were determined by appraisal, through the Village's consultant, Santa Cruz Associates.

(The Director of Public Works recommends approval.)

- r. Consideration to adopt Resolution No. 46-24 accepting a Deed of Conveyance/Bill of Sale and Maintenance Bond No. 101199682, in the amount of \$64,781.09 expiring June 27, 2026, guaranteeing the maintenance of the public improvements for the Maison Du Val Subdivision.

(The public improvements at the Maison Du Val Subdivision were completed in October of 2023.

(The maintenance bond guarantees the following improvements: watermain, storm sewer, sanitary sewer, roadways, sidewalks, parkway trees, and traffic control/street signs for a period of two (2) years.

(The Director of Community Development recommends approval.)

- s. Consideration to adopt Resolution No. 47-24 approving the Plat of Resubdivision identified as Municipal Complex Subdivision for the properties at 901 Wellington Avenue and 1001 Wellington Avenue.

(The approval of this plat will resubdivide the two (2) existing business operations located at 901 Wellington Ave and 1001 Wellington Avenue from one (1) lot to two (2) lots.

(The Elk Grove Village Public Library and Charles J. Zettek Municipal Complex are currently on one lot.

(For operational purposes, the Library requested to have the Library property at 1001 Wellington Avenue on its own lot with a unique Property Index Number (PIN).

(The petition for resubdivision was considered by the Plan Commission at a public meeting on July 22, 2024.

(The Plan Commission voted unanimously to recommend approval of the petition to resubdivide the properties at 901 Wellington Avenue and 1001 Wellington Avenue from one (1) lot to two (2) lots.)

- t. Consideration to adopt Resolution No. 48-24 authorizing the Mayor to execute a Letter of Receipt stipulating the terms of an agreement for an application seeking a Cook County Class 6B Property Tax Exemption status pursuant to the Cook County Real Property Classification Ordinance as amended July 27, 2018 for certain real estate located at 1250 Pratt Boulevard.

(The Law Offices of Sarnoff and Baccash, on behalf of their client Kazko Holdings LLC, (Applicant) is seeking a new Cook County Class 6B property tax exemption for property located at 1250 Pratt Blvd.

(The Applicant currently occupies two buildings in Chicago and Norridge totaling 13,000 sq. ft. but needs to consolidate and add more space to fit its growing plans. The Applicant will occupy a 31,000 sq. ft. building in Elk Grove Village and bring 40-50 full-time employees to the new property and will hire an additional five employees within the first two years of operation.

(The space requires significant interior rehabilitation in order to meet the cleanliness, structural, and environmental standards needed for food-grade production. The interior and exterior improvements are estimated to cost approximately \$1.4 million dollars and include a complete rehabilitation of the dock area, concrete flooring, an addition of a concrete sidewalk, parking lot patching, cleaning of the rear ditch, facade improvements, as well as new landscaping.

(The eligibility requirements for 6B status are new construction, substantial rehabilitation or buildings that have been vacant for a period of time. This site qualifies as it has been vacant for more than 12 continuous months without a purchase for value, with special circumstances, and substantial rehabilitation.

(Property approved for Class 6B status allows the owner of the property to have the assessment level lowered for a period of twelve years. The assessment schedule is 10% of fair market value for ten years, then 15% in the eleventh year and 20% in the twelfth year. Industrial property is currently assessed at 25% of fair market value in Cook County. (Upon approval, the Director of Business Development and Marketing will issue a Letter of Receipt to the Applicant. The Letter of Receipt will allow the Applicant to file an application with Cook County. Final approval is at the discretion of the Village Board and contingent on the Applicant completing the improvements stated in their application. (The Director of Business Development and Marketing recommends issuing a Letter of Receipt.)

7. REGULAR AGENDA

8. PLAN COMMISSION - Village Manager Roan

- a. Consideration of a petition seeking a Special Use Permit to construct an electrical substation for the property located at 101 Northwest Point. (Public Hearing date has yet to be determined.)
- b. Consideration of a petition seeking for Rezoning and associated variations to develop an affordable rental independent living community for seniors at 750 S. Arlington Heights Road. (Public Hearing date has yet to be determined.)
- c. Consideration of a petition seeking a Special Use Permit to operate an occupational healthcare facility in the I-1 Zoning District located at 511 Busse Road. (Public Hearing date has yet to be determined.)
- d. Consideration of a petition submitted by Riverpoint Property Trust, LLC seeking for Rezoning from I-2 to I-1 for property located at 751 Pratt Boulevard. (Public Hearing date has yet to be determined.)
- e. Consideration of petitions seeking Rezoning from B-2 to I-1 for the purposes of operating an industrial building on each property located at 500 Higgins Road and 570 Higgins Road. (Public Hearing date has yet to be determined.)
- f. Consideration of a Petition for Special Use Permit for an amendment to the existing Planned Unit Development at Carroll Square Apartments for the construction of a new garage accessory structure at 648 Carroll Square. (Public Hearing date has yet to be determined.)
- g. Consideration of a Petition for Resubdivision and associated variations for a data center campus development at 1701 Midway Court. (Public Hearing date has yet to be determined.)
- h. Consideration of a Petition for Resubdivision and a Special Use Permit for the properties located at 2355 Greenleaf Avenue, 2395 Greenleaf Avenue, and 2461 Greenleaf Avenue. (Public Hearing has yet to be determined.)

9. ZONING BOARD OF APPEALS - Village Manager Roan

- a. ZBA Docket #24-3 - A Public Hearing for a variation to the Elk Grove Village Zoning Ordinance as it pertains to permitted locations of a fence and the minimum size of a building in industrial zoning districts for property located at 2500 Brickvale Drive. (PH 07-18-24)
- b. ZBA Docket #24-4 - A Public Hearing for a variation to the Elk Grove Village Zoning Ordinance as it pertains to permitted locations for structures in yards in residential zoning districts for property located at 265 Cottonwood Drive. (PH 07-18-24)
- c. ZBA Docket #24-5 - A Public Hearing for a variation to the Elk Grove Village Zoning Ordinance as it pertains to permitted locations of a fence in residential zoning districts for property located at 699 Chelmsford Lane. (PH 08-22-24)
- d. ZBA Docket #24-6 - A Public Hearing for a variation to the Elk Grove Village Zoning Ordinance as it pertains to permitted locations of a fence in residential zoning districts for property located at 793 Delphia Court. (PH 08-22-24)

10. RECYCLING & WASTE COMMITTEE - Trustee Franke

- a. Sustainability Plan

11. JUDICIARY, PLANNING AND ZONING COMMITTEE - Trustee Prochno

12. CAPITAL IMPROVEMENTS COMMITTEE - Trustee Schmidt

13. CABLE TELEVISION COMMITTEE - Trustee Jarosch

14. YOUTH COMMITTEE - Trustee Bush

15. INFORMATION COMMITTEE - Trustee Miller

16. BUSINESS LEADERS FORUMS - Trustee Schmidt

17. HEALTH & COMMUNITY SERVICES - Trustee Prochno

18. PERSONNEL COMMITTEE - Trustee Schmidt

19. AIRPORT UPDATE - Mayor Johnson

20. PARADE COMMITTEE - Mayor Johnson

21. MID-SUMMER CLASSICS CONCERT SERIES UPDATE - Mayor Johnson

22. SPECIAL EVENTS COMMITTEE - Mayor Johnson

23. LIQUOR COMMISSION - Mayor Johnson

24. REPORT FROM VILLAGE MANAGER

25. REPORT FROM VILLAGE CLERK

26. UNFINISHED BUSINESS

27. NEW BUSINESS

28. PUBLIC COMMENT

29. ADJOURNMENT

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Village Clerk, preferably no later than five days before the meeting.

ORDINANCE NO. _____

**AN ORDINANCE ANNEXING CERTAIN PROPERTY TO THE VILLAGE AND
REZONING SAME IN ACCORDANCE WITH THE VILLAGE'S COMPREHENSIVE
PLAN AND ZONING MAP (2830, 2832 AND 2835 E. HIGGINS ROAD)**

WHEREAS, there exists certain property, as legally described herein, in unincorporated Cook County, which property is less than sixty (60) acres in size and is contiguous to the Village of Elk Grove Village and is owned by the Village of Elk Grove Village; and

WHEREAS, said property is not within the corporate limits of any municipality; and

WHEREAS, there are no individuals residing on said property; and

WHEREAS, the corporate authorities of the Village of Elk Grove Village are desirous of annexing said property to the Village of Elk Grove Village; and

WHEREAS, the corporate authorities of the Village of Elk Grove Village have given notice by publication in the Daily Herald on Thursday, August 1, 2024, as provided by law; and

WHEREAS, any township supervisor, township clerk, township board member, township highway commissioner, fire protection district, library district, or other entity or person entitled to notice prior to the annexation of the subject property has been given such notice as is required by law; and

WHEREAS, the affidavits of service of such notices required herein are on deposit with the Village Clerk and have been recorded in the office of the Cook County Clerk's Recordings Division, as is required by law; and

WHEREAS, the Mayor and Board of Trustees find and believe it to be in the best interest of the Village that said land and territory be annexed to the Village pursuant to the provisions of Article 7, Division 1 of the Illinois Municipal Code (65 ILCS 5/7-1-1, *et seq.*), specifically Section 7-1-13 of said Article (65 ILCS 5/7-1-13) and be zoned upon annexation.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois as follows:

Section 1: That certain land and territory, which land and territory is contiguous to the the Village of Elk Grove Village, and is not within the limits of any another other municipality, and legally described hereinafter in Section 2, be and the same is hereby annexed to the Village of Elk Grove Village, so that said territory shall be included within the boundary limits of said Village as is by law in such case made and provided.

Section 2: That the subject property is legally described as follows:

PIN 08-35-201-004

PARCEL 3:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35,
TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF SAID SECTION 35, 35.30 FEET
SOUTH OF THE NORTHEAST CORNER THEREOF; RUNNING THENCE SOUTH 68

DEGREES 03 MINUTES WEST, 222.72 FEET; THENCE SOUTHEASTERLY 306.80 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 35, 310.07 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 35, TO THE PLACE OF BEGINNING, (EXCEPT THAT PART OF PREMISES LYING WITHIN HIGGINS ROAD (AS PLATTED AND AS USED AND OCCUPIED)); AND EXCEPT THAT PART OF SAID PREMISES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 35, 35.30 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 68 DEGREES 3 MINUTES WEST, TO A POINT DISTANCE 50.0 FEET WEST, MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF SAID SECTION 35; THENCE SOUTH PARALLEL WITH SAID EAST LINE OF SECTION 35, TO A POINT OF CURVATURE, DISTANT 61.36 FEET NORTH OF THE NORTHEASTERLY LINE OF HIGGINS ROAD, SAID LAST MENTIONED DISTANCE BEING MEASURED ALONG SAID LINE PARALLEL WITH AND DISTANT 50.0 FEET WEST, MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SECTION 35; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 23.0 FEET, A DISTANCE OF 55.75 FEET TO A POINT OF TANGENCY IN SAID NORTHEASTERLY LINE OF HIGGINS ROAD, DISTANT 87.22 FEET NORTHWESTERLY FROM THE INTERSECTION OF SAID NORTHEASTERLY LINE OF HIGGINS ROAD WITH THE WEST LINE OF ELMHURST ROAD, AS MEASURED ALONG SAID NORTHEASTERLY LINE OF HIGGINS ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF HIGGINS ROAD AND THE SAME EXTENDED, A DISTANCE OF 137.43 FEET TO THE EAST LINE OF SAID SECTION 35; THENCE NORTH ALONG SAID EAST LINE OF SECTION 35, A DISTANCE OF 275.21 FEET TO THE POINT OF BEGINNING), ALSO EXCEPT THEREFROM THAT PART TAKEN AS PER CIRCUIT COURT OF COOK COUNTY, COURT CASE DOCUMENT NUMBER 91 L 50387.

PIN: 08-35-201-009

PARCEL 4:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF SAID SECTION 35 AT THE POINT OF INTERSECTION OF HIGGINS ROAD AND ELMHURST (SO CALLED); THENCE IN A NORTHWESTERLY DIRECTION ALONG THE CENTER OF SAID HIGGINS ROAD, 119.57 FEET; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 78 DEGREES 47 MINUTES (MEASURED FROM NORTHWEST TO SOUTHWEST), A DISTANCE OF 202.90 FEET TO A POINT IN A LINE 254.35 FEET WEST OF THE CENTER OF SAID ELMHURST ROAD, BEING THE EAST LINE OF SAID SECTION 35; THENCE SOUTHERLY PARALLEL WITH THE CENTER LINE OF SAID ELMHURST ROAD, 273.13 FEET, MORE OR LESS TO THE NORTH LINE OF ESTES AVENUE AS DEDICATED IN CENTEX INDUSTRIAL PARK UNIT 5 BEING A SUBDIVISION IN SAID SECTION 35; THENCE EAST ALONG THE NORTH LINE AND SAID NORTH LINE EXTENDED OF

ESTES AVENUE, 254.35 FEET TO THE EAST LINE OF SAID SECTION 35; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 35 TO THE PLACE OF BEGINNING, (EXCEPT THAT PART TAKEN AND BEING USED FOR ROADS), AND (EXCEPT THAT PART TAKEN FOR ROAD PURPOSES IN CONDEMNATION CASE 91L 50269 PER FINAL JUDGMENT ORDER RECORDED APRIL 22, 1997, AS DOCUMENT NUMBER 97276692 AS AMENDED BY AMENDED FINAL JUDGMENT ORDER RECORDED OCTOBER 27, 1997 AS DOCUMENT NUMBER 97799588), IN COOK COUNTY, ILLINOIS.

ALSO EXCEPT THEREFROM THAT PART TAKEN AS PER CIRCUIT COURT OF COOK COUNTY, COURT CASE DOCUMENT NUMBER 16L050698.

PIN: 08-35-201-008

PARCEL 5:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE CENTER LINE OF HIGGINS ROAD, 303.47 FEET NORTH WEST OF THE EAST LINE OF SAID SECTION; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION FROM THE CENTER OF SAID HIGGINS ROAD,

A DISTANCE OF 184 FEET TO A STAKE; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION FROM SAID LAST MENTIONED LINE AND PARALLEL WITH THE CENTER LINE OF HIGGINS ROAD, 127.46 FEET TO A STAKE 254.35

FEET WEST OF CENTER OF ELMHURST ROAD; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION TO POINT 273.13 FEET NORTH OF THE NORTH LINE OF ESTES AVENUE; THENCE NORTHEASTERLY 202.90 FEET TO A POINT IN THE CENTER LINE OF HIGGINS ROAD, SAID POINT BEING 119.57 FEET NORTHWESTERLY OF THE EAST LINE OF SAID SECTION; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID HIGGINS ROAD TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(EXCEPT THAT PART OF HIGGINS AND ELMHURST ROADS AS WIDENED).

CONTAINING, IN THE AGGREGATE, 80,202 SQUARE FEET (1.84 ACRES), MORE OR LESS.

A plat of annexation accurately depicting the subject property is attached hereto as Exhibit "A" and made a part hereof.

Section 3: That upon annexation, said property shall be rezoned to the I-1 Restricted Industrial District in the Village of Elk Grove Village, in accordance with Chapter 6, Section 6-4-A, of the Zoning Code of the Village of Elk Grove Village.

Section 4: That the Village Clerk of the Village of Elk Grove Village is directed to record a certified copy of this ordinance together with a plat of annexation of said territory, as appended hereto, with the Cook County Clerk's Recordings Division.

Section 5: That the Village Clerk is hereby directed to file with the County Clerk a certified copy of this ordinance together with a plat of annexation of said territory, as appended hereto, and to report the annexation of the territory to the proper postal service officials.

Section 6: That the Village Clerk is directed to amend the official Village map in accordance with the provisions of this ordinance.

Section 7: That the Village Clerk is authorized to publish this ordinance in pamphlet form.

Section 8: That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2024

APPROVED this _____ day of _____ 2024

APPROVED:

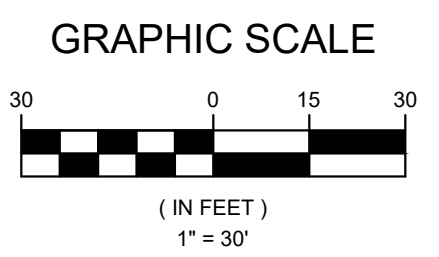
Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

PUBLISHED this ____ day of _____ 2024 in pamphlet form.

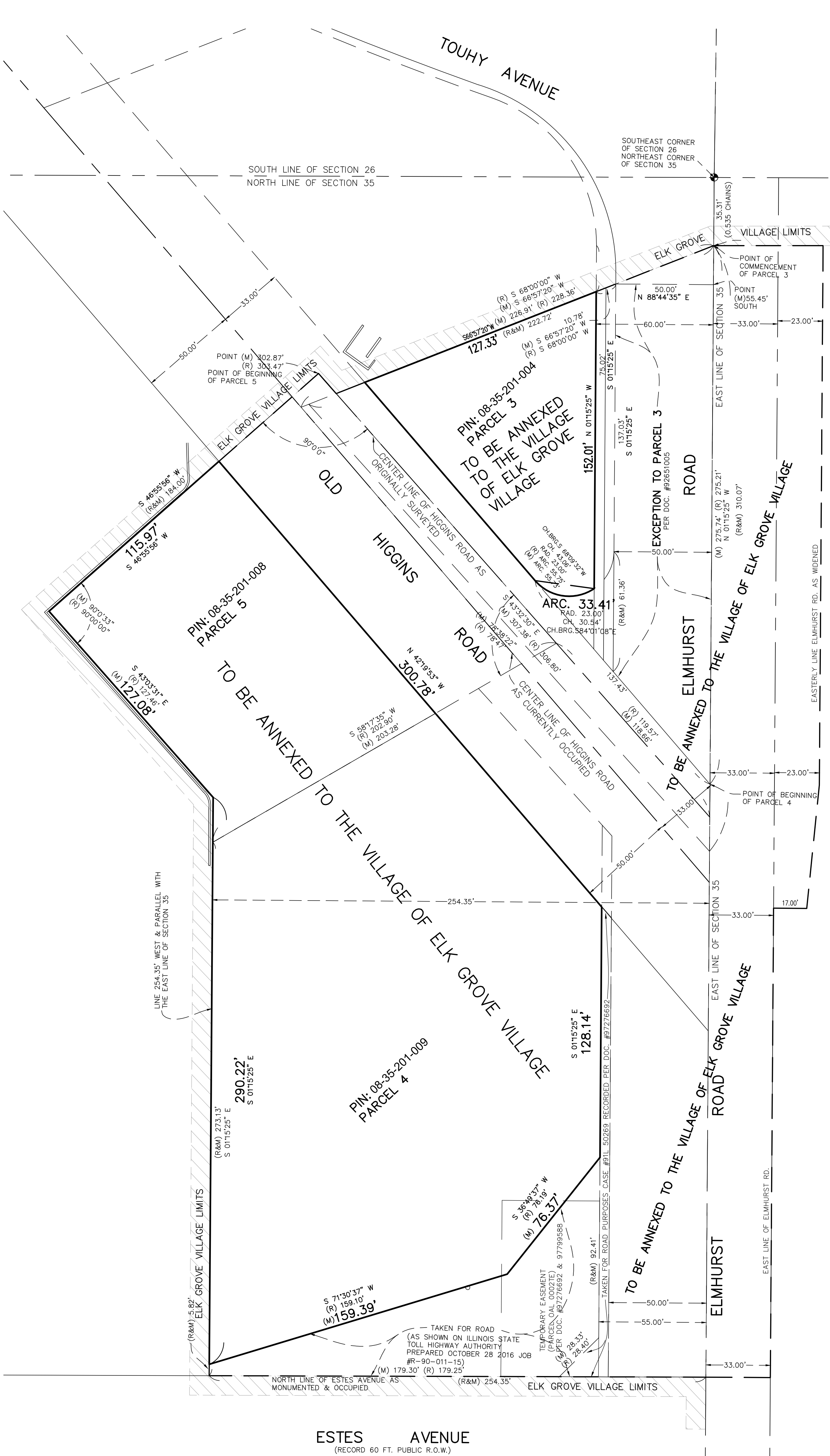
PLAT OF ANNEXATION TO THE VILLAGE OF ELK GROVE VILLAGE, ILLINOIS



RESERVED FOR COOK CO.

PIN:
08-35-201-004
08-35-201-008
08-35-201-009

RESERVED FOR THE VILLAGE OF ELK GROVE VILLAGE



PIN: 08-35-201-004
PARCEL 3:
THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE EAST LINE OF SAID SECTION 35, 35.30 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; RUNNING THENCE SOUTH 68 DEGREES 03 MINUTES WEST, 222.72 FEET; THENCE SOUTHEASTERLY 306.80 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 35, 310.07 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 35, TO THE PLACE OF BEGINNING, (EXCEPT THAT PART OF PREMISES LYING WITHIN HIGGINS ROAD (AS PLATTED AND AS USED AND OCCUPIED); AND EXCEPT THAT PART OF SAID PREMISES DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 35, 35.30 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 3 MINUTES WEST, TO A POINT DISTANCE 50.0 FEET WEST, MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF SAID SECTION 35; THENCE SOUTH PARALLEL WITH SAID EAST LINE OF SECTION 35, TO A POINT OF CURVATURE, DISTANT 61.36 FEET NORTH OF THE NORTHEASTERLY LINE OF HIGGINS ROAD, SAID LAST MENTIONED DISTANCE BEING MEASURED ALONG SAID LINE PARALLEL, WITH AND DISTANT 50.0 FEET WEST, MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SECTION 35; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 23.0 FEET, A DISTANCE OF 55.75 FEET TO A POINT OF TANGENCY IN SAID NORTHEASTERLY LINE OF HIGGINS ROAD, DISTANT 87.22 FEET NORTHWESTERLY FROM THE INTERSECTION OF SAID NORTHEASTERLY LINE OF HIGGINS ROAD WITH THE WEST LINE OF ELMHURST ROAD, AS MEASURED ALONG SAID NORTHEASTERLY LINE OF HIGGINS ROAD; THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF HIGGINS ROAD AND THE SAME EXTENDED, A DISTANCE OF 137.43 FEET TO THE EAST LINE OF SAID SECTION 35; THENCE NORTH ALONG SAID EAST LINE OF SECTION 35, A DISTANCE OF 275.21 FEET TO THE POINT OF BEGINNING.
ALSO EXCEPT THEREFROM THAT PART TAKEN AS PER CIRCUIT COURT OF COOK COUNTY, COURT CASE DOCUMENT NUMBER 91 L 50387.

PIN: 08-35-201-009
PARCEL 4:
THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING ON THE EAST LINE OF SAID SECTION 35 AT THE POINT OF INTERSECTION OF HIGGINS ROAD AND ELMHURST (SO CALLED); THENCE IN A NORTHWESTERLY DIRECTION ALONG THE CENTER OF SAID HIGGINS ROAD, 119.57 FEET; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 78 DEGREES 47 MINUTES (MEASURED FROM NORTHWEST TO SOUTHWEST), A DISTANCE OF 202.90 FEET TO A POINT IN A LINE 254.35 FEET WEST OF THE CENTER OF SAID ELMHURST ROAD, BEING THE EAST LINE OF SAID SECTION 35; THENCE SOUTHERLY PARALLEL WITH THE CENTER LINE OF SAID ELMHURST ROAD, 273.13 FEET, MORE OR LESS TO THE NORTH LINE OF ESTES AVENUE AS DEDICATED IN CENTEX INDUSTRIAL PARK UNIT 5 BEING A SUBDIVISION IN SAID SECTION 35; THENCE EAST ALONG THE NORTH LINE AND SAID NORTH LINE EXTENDED OF ESTES AVENUE, 254.35 FEET TO THE EAST LINE OF SAID SECTION 35; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 35 TO THE PLACE OF BEGINNING, (EXCEPT THAT PART TAKEN AND BEING USED FOR ROADS), AND (EXCEPT THAT PART TAKEN FOR ROAD PURPOSES IN CONDEMNATION CASE 91L 50289 PER FINAL JUDGMENT ORDER RECORDED APRIL 22, 1997 AS DOCUMENT NUMBER 97276692 AS AMENDED BY AMENDED FINAL JUDGMENT ORDER RECORDED OCTOBER 27, 1997 AS DOCUMENT NUMBER 97799588), IN COOK COUNTY, ILLINOIS.
ALSO EXCEPT THEREFROM THAT PART TAKEN AS PER CIRCUIT COURT OF COOK COUNTY, COURT CASE DOCUMENT NUMBER 16L050698.

PIN: 08-35-201-008
PARCEL 5:
THAT PART OF THE NORTHEAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING ON THE CENTER LINE OF HIGGINS ROAD, 303.47 FEET NORTH WEST OF THE EAST LINE OF SAID SECTION; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION FROM THE CENTER OF SAID HIGGINS ROAD, A DISTANCE OF 184 FEET TO A STAKE; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION FROM SAID LAST MENTIONED LINE AND PARALLEL WITH THE CENTER LINE OF HIGGINS ROAD, 127.46 FEET TO A STAKE 254.35 FEET WEST OF CENTER OF ELMHURST ROAD; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION TO POINT 273.13 FEET NORTH OF THE NORTH LINE OF ESTES AVENUE; THENCE NORTHEASTERLY 202.90 FEET TO A POINT IN THE CENTER LINE OF HIGGINS ROAD, SAID POINT BEING 119.57 FEET NORTHWESTERLY OF THE EAST LINE OF SAID SECTION; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID HIGGINS ROAD TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
(EXCEPT THAT PART OF HIGGINS AND ELMHURST ROADS AS WIDENED).

CONTAINING, IN THE AGGREGATE, 80,202 SQUARE FEET (1.84 ACRES), MORE OR LESS.

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THIS ACCURATE MAP OF TERRITORY ANNEXED IS IDENTIFIED AS THAT INCORPORATED INTO AND MADE A PART OF THE VILLAGE OF ELK GROVE VILLAGE BY ORDINANCE NO. _____ ADOPTED BY THE MAYOR AND THE BOARD OF TRUSTEES OF SAID VILLAGE ON THE _____ DAY OF _____, A.D. 20____

BY: _____
VILLAGE MAYOR

PRINTED NAME _____

ATTEST: _____
VILLAGE CLERK

PRINTED NAME _____

REVISED JULY 24, 2024 INCL. ADJ. PUBLIC R.O.W.
ORDERED BY: VILLAGE OF ELK GROVE VILLAGE
ADDRESS: ELK GROVE VILLAGE, IL
GREMLEY & BIEDERMANN
PLCS, CORPORATION
LICENSE NO. 84-065332
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM
DATE: MAY 21, 2024
SCALE: 1" = 30 FEET
PAGE NO. 1 OF 1
ORDER NO. 2024-31952-001

NOTES:
Note (R&M) denotes Record and Measured distances respectively.
Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.
NO dimensions shall be assumed by scale measurement upon this plat.
Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.
COPYRIGHT GREMLEY & BIEDERMANN, INC. 2024 "All Rights Reserved"

STATE OF ILLINOIS)
COUNTY OF COOK)
I, BRIAN S. STOUT, A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT HEREON DRAWN FROM PREVIOUS PLATS AND RECORDS FOR PURPOSES OF ANNEXING THE SAME AS SHOWN ON THE PLAT HEREON DRAWN. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
SIGNED ON MAY 22, 2024.
By: *Brian S. Stout*
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3584
My license expires November 30, 2024

ORDINANCE NO. _____

AN ORDINANCE AMENDING POSITION CLASSIFICATION AND SALARY PLAN OF THE VILLAGE OF ELK GROVE (POLICE OFFICER-POLICE DEPARTMENT)

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois as follows:

Section 1: That the Position Classification and Salary Plan of the Village of Elk Grove Village be and the same is hereby amended to read as follows:

Permanent Authorized Positions

Police Department	Current	Delete Full-Time	Add Full-Time	August 13, 2024
Police Officer	70	0	2	72

Section 2: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2024

APPROVED this _____ day of _____ 2024

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE VILLAGE OF ELK GROVE TO APPLY FOR FUNDING ASSISTANCE THROUGH THE ILLINOIS TRANSPORTATION ENHANCEMENT PROGRAM ADMINISTERED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION PROVIDING LOCAL ASSURANCE FOR A SHARED-USE PATH WITHIN THE TONNE ROAD CORRIDOR

WHEREAS, the Mayor and Board of Trustees of the Village of Elk Grove Village, Cook County, Illinois desires to improve and enhance transportation corridors within the Village; and

WHEREAS, the Illinois Department of Transportation (IDOT) administers the Illinois Transportation Enhancement Program (ITEP) through funds from the Federal Fixing America's Surface Transportation Act (FAST Act) to assist local communities with pedestrian/bicycle facilities, streetscapes, conversion of Abandoned Railroad Corridors to Trails, historic preservation and rehabilitation of historic transportation facilities, vegetation management in transportation Rights-of-Way, archeological activities relating to impacts from implementation of a transportation project, storm water management, control and water pollution prevention or abatement related to highway construction or due to highway runoff, reduce vehicle-caused wildlife mortality or restore and maintain connectivity among terrestrial or aquatic habitats, and construction of turnouts, overlooks, and viewing areas; and

WHEREAS, the ITEP is a reimbursement program, not a grant program, and will reimburse 80% of the construction and construction engineering, leaving the Village with a 20% local share; and

WHEREAS, a sunset clause will be enforced and sets requirements for the time a sponsor has to begin and complete a project. If preliminary engineering is funded, this work must be completed within 48 months of the date of selection notification letter and construction started within 10 years of selection letter. If only construction is funded, the work must begin within 48 months of the selection notification letter. Failure to meet schedule may result in forfeiture of ITEP funds; and

WHEREAS, one (1) application for ITEP funding is to be submitted online by September 30, 2024, with one (1) hard copy of the application, with the six-digit ITEP number, and the attachments delivered to IDOT by close of business (5:00 PM) September 30, 2024; and

WHEREAS the "Project", consists of pavement rehabilitation, curb and sidewalk replacement, ADA curb ramp improvements, decorative crosswalks, installation of an 8' wide shared-use path, street lighting upgrade, and landscape restoration. The Village has identified the pedestrian/bicycle facilities and streetscapes aspect of the project comply with the Village's desire to improve and enhance the transportation corridors within the Village.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, State of Illinois authorize the Village staff to apply to the Illinois Department of Transportation (IDOT), Illinois

Transportation Enhancement Program (ITEP) to assist in the funding of the above-described project.

BE IT FURTHER RESOLVED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois as follows:

Section 1: Certifies that they are willing and able to manage, maintain and operate the project.

Section 2: Possesses the legal authority to nominate the Transportation Enhancement Project and to finance, acquire, and construct the proposed project; and by this assurance authorizes the nomination of the transportation enhancement project, including all understanding and assurances contained therein, and authorizes representative to act in connection with the nomination and to provide such additional information as may be required.

Section 3: Affirms that, if selected, the Project will commence within the time periods defined by the Sunset Clause and in accordance with Departmental policies.

Section 4: This Resolution shall be in full force and effect immediately from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2024

APPROVED this _____ day of _____ 2024

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

ITEP.2024

RESOLUTION NO. _____

A RESOLUTION APPROVING THE ACQUISITION OF A TEMPORARY EASEMENT AND A PERMANENT EASEMENT TO RECONSTRUCT THE LAKE COSMAN CULVERTS BETWEEN THE VILLAGE OF ELK GROVE VILLAGE AND THE ELK GROVE ESTATES HOMEOWNERS' ASSOCIATION AND PAYMENT TO THE PROPERTY OWNER IN THE AMOUNT OF \$8,000 FROM THE CAPITAL PROJECTS FUND (LEICESTER ROAD AND WELLINGTON AVENUE-PARCEL NUMBER 0001)

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, State of Illinois, as follows:

Section 1: That the Mayor be and is hereby authorized to sign the attached documents marked:

**PERMANENT EASEMENT
AND
TEMPORARY CONSTRUCTION EASEMENT**

a copy of which is attached hereto and made a part hereof as if fully set forth and the Village Clerk is authorized to attest said document upon the signature of the Mayor.

Section 2: That this Resolution shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2024

APPROVED this _____ day of _____ 2024

APPROVED:

**Mayor Craig B. Johnson
Village of Elk Grove Village**

ATTEST:

Loretta M. Murphy, Village Clerk

Owner: Elk Grove Estates
Homeowners' Association
Route: Leicester Rd and Wellington
Ave
Section: Leicester Road and
Wellington Avenue
County: Cook
Project No.: 19-00070-00-BR
Job No.: R-90-005-22
Parcel No.: 0001 PE & TE
P.I.N. No.: 08-29-301-005 and -006

PERMANENT EASEMENT
(Not-for-Profit Corporation)

Elk Grove Estates Homeowners' Association, a corporation organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Two Thousand Eight Hundred Dollars (\$2,800.00), receipt of which is hereby acknowledged and pursuant to the authority given by the Board of Directors of said Not-for-Profit Corporation, hereby represents that Grantor owns the fee simple title to and grants and conveys to Village of Elk Grove Village, (Grantee), a permanent easement for the purpose of roadway purposes and for other highway purposes, on, over and through the following described real estate:

See attached legal description.

Address: 836 Winston Drive, Elk Grove Village, Illinois 60007

situated in the County of Cook, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor shall have and retains all rights to use and occupy the premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, Grantor's use and occupation of the premises may not interfere with Grantee's use of the premises for the purposes herein described.

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 the Grantor caused by opening, improving, and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to Grantor's remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor.

Dated this 16 day of July, 2024.

Elk Grove Estates Homeowners' Association

By: Stephan Magenta
Signature

Stephan Magenta, President

ATTEST:

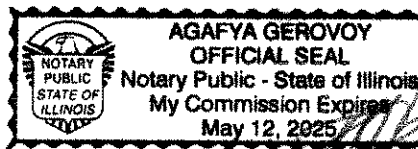
By: Carol Roth
Signature

Carol Roth, Secretary

State of Illinois)
County of Cook) ss

This instrument was acknowledged before me on July 16, 2024, by Stephan Magenta, as President and Carol Roth, as Secretary of Elk Grove Estates Homeowners' Association.

(SEAL)



Agafya Gerovoy
Notary Public

My Commission Expires: May 12, 2025

This instrument was prepared by: J. Steve Santacruz, Santacruz Land Acquisitions, 222 Northfield Road, Suite 201, Northfield, IL 60093

and after recording, mail this instrument to:

Santacruz Land Acquisitions
222 Northfield Rd, St 201, Northfield, IL 60093

Route: Leicester Road
Section: 19-00070-00-BR
Job No.: R-90-005-22
County: Cook
Parcel: 0001PE
Sta. 113+32.87 to
Sta. 114+63.83
Index No.: 08-29-301-005
08-29-301-006

That part of Lots 4 and 5 in Elk Grove Estates Lake Lot – Parcel “A”, being a subdivision in the Southwest quarter of Section 29 and the Northwest quarter of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1971 as Document 21763920, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.999975, described as follows:

Beginning at the Northeast corner of said Lot 4; thence on an Illinois Coordinate System NAD 83 (2011) East Zone bearing of South 74 degrees 16 minutes 20 seconds West along the North line of said Lot 4, a distance of 20.38 feet; thence along an arc to the right, having a radius of 650.00 feet, an arc length of 42.49 feet and a chord bearing South 02 degrees 34 minutes 11 seconds East, 42.48 feet; thence South 00 degrees 41 minutes 50 seconds East, a distance of 80.84 feet; thence North 89 degrees 39 minutes 33 seconds East, a distance of 20.00 feet to a point on the East line of said Lot 5; thence North 00 degrees 41 minutes 50 seconds West along the East line of said Lots 5 and 4, 81.20 feet; thence along an arc to the left, having a radius of 670.00 feet, an arc length of 47.78 feet and a chord bearing North 02 degrees 44 minutes 25 seconds West, 47.77 feet to the point of beginning, in Cook County, Illinois.

Said parcel containing 0.058 Acres, more or less.

Owner: Elk Grove Estates
Homeowners' Association
Route: Leicester Rd and Wellington
Ave
Section: Leicester Road and
Wellington Avenue
County: Cook
Project No.: 19-00070-00-BR
Job No.: R-90-005-22
Parcel No.: 0001 PE & TE
P.I.N. No.: 08-29-301-005 and -006

TEMPORARY CONSTRUCTION EASEMENT
(Not-for-Profit Corporation)

Elk Grove Estates Homeowners' Association, a corporation organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Five Thousand Two Hundred Dollars (\$5,200.00), receipt of which is hereby acknowledged, and pursuant to the authority given by the Board of Directors of said Not-for-Profit Corporation, hereby represents that Grantor owns the fee simple title to and grants and conveys to Village of Elk Grove Village, (Grantee), a temporary construction easement for the purpose of roadway construction and other highway purposes, on, over, and through the following described real estate:

See attached legal description.

Address: 836 Winston Drive, Elk Grove Village, Illinois 60007

situated in the County of Cook, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

The right, easement and privilege granted herein shall terminate Five years from the execution of this document, or on the completion of the proposed project, whichever is the sooner.

Grantor shall have and retain all rights to use and occupy the premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, that Grantor's use and occupation of the premise may not interfere with Grantee's use of the premises for the purposes herein described.

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 the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor.

Dated this 16 day of July, 2024.

Elk Grove Estates Homeowners' Association

By: [Signature]
Signature

Stephan Magenta, President

ATTEST:

By: [Signature]
Signature

Carol Roth, Secretary

State of Illinois)
County of Cook) ss

This instrument was acknowledged before me on July 16, 2024, by Stephan Magenta, as President and Carol Roth, as Secretary of Elk Grove Estates Homeowners' Association.

(SEAL)



[Signature]

Notary Public

My Commission Expires: May 12, 2025

This instrument was prepared by: J. Steve Santacruz, Santacruz Land Acquisitions, 222 Northfield Road, Suite 201, Northfield, IL 60093

and after recording, mail this instrument to:

Santacruz Land Acquisitions
222 Northfield Rd, St 201, Northfield, IL 60093

Route: Leicester Road
Section: 19-00070-00-BR
Job No.: R-90-005-22
County: Cook
Parcel: 0001TE
Sta. 112+99.33 to
Sta. 114+59.65
Index No.: 08-29-301-005
08-29-301-006

That part of Lots 4 and 5 in Elk Grove Estates Lake Lot – Parcel “A”, being a subdivision in the Southwest quarter of Section 29 and the Northwest quarter of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1971 as Document 21763920, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.999975, described as follows:

Commencing at the Northeast corner of said Lot 4; thence on an Illinois Coordinate System NAD 83 (2011) East Zone bearing of South 74 degrees 16 minutes 20 seconds West along the North line of said Lot 4, a distance of 20.38 feet to the point of beginning; thence along an arc to the right, having a radius of 650.00 feet, an arc length of 42.49 feet and a chord bearing South 02 degrees 34 minutes 11 seconds East, 42.48 feet; thence South 00 degrees 41 minutes 50 seconds East, a distance of 80.84 feet; thence North 89 degrees 39 minutes 33 seconds East, a distance of 20.00 feet to a point on the East line of said Lot 5; thence South 00 degrees 41 minutes 50 seconds East along the East line of said Lot 5, 33.54 feet; thence South 89 degrees 14 minutes 49 seconds West, a distance of 50.00 feet; thence North 00 degrees 41 minutes 50 seconds West, a distance of 114.79 feet; thence along an arc to the left, having a radius of 620.00 feet, an arc length of 34.53 feet and a chord bearing North 02 degrees 17 minutes 35 seconds West, 34.53 feet to a point on the North line of said Lot 4; thence North 74 degrees 16 minutes 20 seconds East along the North line of said Lot 4, a distance of 30.62 feet to the point of beginning, in Cook County, Illinois.

Said parcel containing 0.121 Acres, more or less.



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 836 WINSTON DR
Street address of property (or 911 address, if available)
ELK GROVE VILLAGE 60007-0000
City or village ZIP
Elk Grove
Township

2 Enter the total number of parcels to be transferred. 2

3 Enter the primary parcel identifying number and lot size or acreage

Primary PIN	Lot size or acreage	Unit	Acres	Yes
<u>08-29-301-006-0000</u>	<u>0.058</u>			

4 Date of instrument: 7/16/2024
Date

5 Type of instrument (Mark with an "X."): Warranty deed
Quit claim deed Executor deed Trustee deed
X Beneficial interest Other (specify):

6 Yes X No Will the property be the buyer's principal residence?

7 Yes X No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

- Current Intended
- a X Land/lot only
 - b Residence (single-family, condominium, townhome, or duplex)
 - c Mobile home residence
 - d Apartment building (6 units or less) No. of units: _____
 - e Apartment building (over 6 units) No. of units: _____
 - f Office
 - g Retail establishment
 - h Commercial building (specify): _____
 - i Industrial building
 - j Farm
 - k X Other (specify): RIGHT OF WAY

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: _____

Demolition/damage	Additions	Major remodeling
<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>	<u>_____</u>

Other (specify): _____

10 Identify only the items that apply to this sale.

- a Fulfillment of installment contract
year contract initiated : _____
- b Sale between related individuals or corporate affiliates
- c Transfer of less than 100 percent interest
- d Court-ordered sale
- e Sale in lieu of foreclosure
- f Condemnation
- g Short sale
- h Bank REO (real estate owned)
- i Auction sale
- j Seller/buyer is a relocation company
- k X Seller/buyer is a financial institution or government agency
- l Buyer is a real estate investment trust
- m Buyer is a pension fund
- n Buyer is an adjacent property owner
- o Buyer is exercising an option to purchase
- p Trade of property (simultaneous)
- q Sale-leaseback
- r Other (specify): _____
- s Homestead exemptions on most recent tax bill:
 - 1 General/Alternative _____ 0.00
 - 2 Senior Citizens _____ 0.00
 - 3 Senior Citizens Assessment Freeze _____ 0.00

Step 3: Enter the legal description from the deed. Enter the legal description from the deed.

THAT PART OF LOTS 4 AND 5 IN ELK GROVE ESTATES LAKE LOT – PARCEL "A", BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1971 AS DOCUMENT 21763920, IN COOK COUNTY, ILLINOIS, BEARINGS AND DISTANCES BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011 ADJUSTMENT), WITH A COMBINED FACTOR OF 0.999975, DESCRIBED AS FOLLOWS:



Declaration ID: 20240701654518

Status: Declaration Submitted

Document No.: Not Recorded

State/County Stamp: Not Issued

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE ON AN ILLINOIS COORDINATE SYSTEM NAD 83 (2011) EAST ZONE BEARING OF SOUTH 74 DEGREES 16 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 20.38 FEET; THENCE ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 42.49 FEET AND A CHORD BEARING SOUTH 02 DEGREES 34 MINUTES 11 SECONDS EAST, 42.48 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 50 SECONDS EAST, A DISTANCE OF 80.84 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 33 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5; THENCE NORTH 00 DEGREES 41 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID LOTS 5 AND 4, 81.20 FEET; THENCE ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 670.00 FEET, AN ARC LENGTH OF 47.78 FEET AND A CHORD BEARING NORTH 02 DEGREES 44 MINUTES 25 SECONDS WEST, 47.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. SAID PARCEL CONTAINING 0.058 ACRES, MORE OR LESS.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer 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. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. 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.

Seller Information

ELK GROVE ESTATES HOMEOWNERS' ASSOCIATION

Seller's or trustee's name: ELK GROVE VILLAGE, IL 60007-3386, City, State, ZIP, USA, Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Buyer Information

VILLAGE OF ELK GROVE VILLAGE

Buyer's or trustee's name: VILLAGE OF ELK GROVE VILLAGE, IL 60007-4637, City, State, ZIP, USA, Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Mail tax bill to:

VILLAGE OF ELK GROVE VILLAGE, 450 E DEVON AVE, ELK GROVE VILLAGE, IL 60007-4637, Name or company, Street address, City, State, ZIP, USA, Country

Preparer Information

J STEVE SANTACRUZ - SANTACRUZ LAND ACQUISITIONS

Preparer and company name: J STEVE SANTACRUZ - SANTACRUZ LAND ACQUISITIONS, Preparer's file number (if applicable): NORTHFIELD, IL 60093-3347, Street address, City, State, ZIP, jsteve@santacruz-associates.com, Preparer's email address (if available), 847-251-5800, Preparer's daytime phone, Phone extension, USA, Country



Declaration ID: 20240701654518
Status: Declaration Submitted
Document No.: Not Recorded

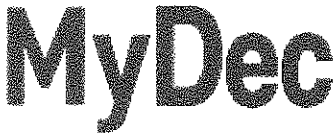
State/County Stamp: Not Issued

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.") _____ Extended legal description _____ Form PTAX-203-A
 _____ Itemized list of personal property _____ Form PTAX-203-B

To be completed by the Chief County Assessment Officer	
<p>1 _____ County Township Class Cook-Minor Code 1 Code 2</p> <p>2 Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____ Buildings _____ Total _____</p>	<p>3 Year prior to sale _____</p> <p>4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p>5 Comments</p>

Illinois Department of Revenue Use	Tab number
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PTAX-203-B

Illinois Real Estate Transfer Declaration Supplemental Form B

(Beneficial interest transfers - do not use for deeds or trust documents)

Step 1: Identify the property

- 1 Enter the property's street address, city or village, and township from Line 1 on Form PTAX-203.
836 WINSTON DR ELK GROVE VILLAGE Elk Grove
Street address of property (or 911 address, if available) City or village Township
2 Enter the parcel identifying number from Line 3a on Form PTAX-203. Parcel Identifier: 08-29-301-006-0000
3 Mark the interest transferred. Ground lease (go to Step 2) Controlling interest in real estate entity (go to Step 3)
Co-op unit (go to Step 4) X Other (specify): Easements (go to Step 4)

Step 2: Ground lease information

- 4 Does the ground lease provide for a term of 30 or more years including any expired portion and all options to renew or extend? Yes No
5 Does the lessee have an interest in any improvements on the parcel? Yes No
6 Enter the beginning and ending dates of the initial lease term. Lease term: to
7 Briefly describe any extension or renewal options.

Step 3: Real estate entity information (Attach additional sheet if needed.)

- 8 Mark type of transfer Single transfer Series of related transfers (Skip Lines 9a and 9b if single transfer.)
9a Enter the date and the percent of interest transferred. Mark if the state transfer tax has been paid for any prior transfer.
Date transferred % 0 Prior Payment Yes No
Date transferred % 0 Prior Payment Yes No
Date transferred % 0 Prior Payment Yes No
Date transferred % 0 Prior Payment Yes No
Aggregate percent transferred % 0

- 9b Enter the amount of transfer taxes paid for all prior transfers of any interests included on Line 9a. 0.00
10a Is the real estate entity liable for corporate franchise taxes as a result of this transfer? Yes No
10b Enter the amount of corporate franchise tax paid (excluding fees, interest, and penalties). 0.00
10c Identify corporate franchise tax return information.

Corporate Name File No. BCA Form No. Date paid

Step 4: Calculate the amount of transfer tax due. (Round Lines 11a through 15 to the next highest whole dollar.)

- 11a Full actual consideration 2,800.00
11b Does Line 11a include a contingent payment for any interest on which state transfer taxes have been paid? Yes X No
12a Amount of personal property included in the purchase. 0.00
12b Was the value of a mobile home included on Lines 11a and 12a? Yes X No
13 Subtract Line 12a from Line 11a 2,800.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11a. 0.00
15 Outstanding mortgage amount to which the transferred real property remains subject 0.00
16 If this transfer is exempt, identify the provision. X b k m



Declaration ID: 20240701654518

Status Declaration Submitted

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17 Subtract Lines 14 and 15 from Line 13	0.00
18 Illinois tax — \$.50 per \$500 of value or fraction thereof on Line 17.	0.00
19 County tax.	0.00
20 Amount of transfer taxes paid (amount from Line 9b).	0.00
21 Amount of corporate franchise tax paid (amount from Line 10b)	0.00
22 Add Lines 18 and 19, then subtract Lines 20 and 21. Total amount of transfer tax due.	0.00



Declaration ID: 20240701654518
 Status: Declaration Submitted
 Document No.: Not Recorded

State/County Stamp: Not Issued
 City Stamp:

COOK COUNTY

Real Estate Transfer Declaration

PROPERTY IDENTIFICATION:

Address of Property 836 WINSTON DR ELK GROVE VILLAGE 60007-0000
 Street or Rural Route City ZIP
 Permanent Real Estate Index No. 08-29-301-006-0000 Township Elk Grove
 Date of Deed 7/16/2024 Type of Deed Beneficial interest

TYPE OF PROPERTY:

- Single Family
- Condo, co-op
- 4 or more units (residential)
- Mixed use (commer. & resid.)
- Commercial
- Industrial
- Vacant Land
- Other (select description)

INTEREST TRANSFERRED:

- Fee title
 - Beneficial interest in a land trust
 - Lessee interest in a ground lease
 - Controlling interest in real estate entity (ord. Sec. 2)
 - Other (select description)
- Easements

LEGAL DESCRIPTION:

Sec. 29 Twp. Elk Grove Range 11
 THAT PART OF LOTS 4 AND 5 IN ELK GROVE ESTATES LAKE LOT – PARCEL “A”, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1971 AS DOCUMENT 21763920, IN COOK COUNTY, ILLINOIS, BEARINGS AND DISTANCES BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011 ADJUSTMENT), WITH A COMBINED FACTOR OF 0.999975, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE ON AN ILLINOIS COORDINATE SYSTEM NAD 83 (2011) EAST ZONE BEARING OF SOUTH 74 DEGREES 16 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 20.38 FEET; THENCE ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 42.49 FEET AND A CHORD BEARING SOUTH 02 DEGREES 34 MINUTES 11 SECONDS EAST, 42.48 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 50 SECONDS EAST, A DISTANCE OF 80.84 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 33 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5; THENCE NORTH 00 DEGREES 41 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID LOTS 5 AND 4, 81.20 FEET; THENCE ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 670.00 FEET, AN ARC LENGTH OF 47.78 FEET AND A CHORD BEARING NORTH 02 DEGREES 44 MINUTES 25 SECONDS WEST, 47.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMPUTATION OF TAX:

Full actual consideration	2,800.00
Less amount of personal property included in purchase	0.00
Net consideration for real estate	2,800.00
Less amount of mortgage to which property remains subject	0.00
Net taxable consideration	2,800.00
Amount of tax stamps (\$.25 per \$500 or part thereof)	0.00



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City Stamp:

SAID PARCEL CONTAINING 0.058 ACRES, MORE OR LESS.

ATTESTATION OF PARTIES: we hereby declare the full actual consideration and above facts contained in the declaration to be true and correct.

ELK GROVE ESTATES HOMEOWNERS' ASSOCIATION	805 LEICESTER RD APT 106	ELK GROVE VILLAGE	60007-3386
_____ Name and Address of Seller	_____ Street or Rural Route	_____ City	_____ ZIP Code

VILLAGE OF ELK GROVE VILLAGE	450 E DEVON AVE	ELK GROVE VILLAGE	60007-4637
_____ Name and Address of Buyer	_____ Street or Rural Route	_____ City	_____ ZIP Code

Buyer has a different mailing address for tax documents.

VILLAGE OF ELK GROVE VILLAGE	450 E DEVON AVE	ELK GROVE VILLAGE	IL	60007-4637
_____ Name or company	_____ Street address	_____ City	_____ State	_____ ZIP Code

Exempt Transfers

(Select the Appropriate Exemption)

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

Transfer is not exempt.

A. Transfers of real property made prior to May 21, 1979, where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;

B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation, or institution organized and operated exclusively for charitable, religious, or educational purposes or acquired by any international organization not subject to local taxes under applicable law;

FEIN of entity holding IRS Tax Exempt Status _____

Note: Prepare to present proof of IRS tax exempt status, if requested, at time of recording.

C. Transfers in which the deed, assignment, or other instrument of transfer secures debt or other obligation;

D. Transfers in which the deed, assignment, or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment, or other instrument of transfer previously recorded or delivered;

E. Transfers in which the transfer price is less than \$100.00;

F. Transfers in which the deed is a tax deed;

G. Transfers in which the deed, assignment, or other instrument of transfer releases property which secures debt or other obligations;

H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;

I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;

J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;



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City Stamp:

-
- K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;

Provide bankruptcy court docket number: _____

- L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filling the declaration; and
- M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.



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Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
08-29-301-005-0000	0.058	Acres	Yes

Personal Property Table

PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

NGAFYA GEROLUY being duly sworn on oath, states that she resides at 22 S Northfield Rd, # 201, Northbrook 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 fro 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.

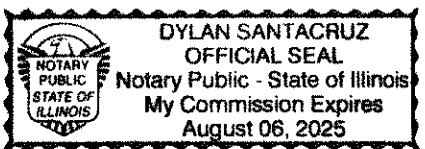
Affiant further state that she makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 16 day of July, 2026

Dylan Santacruz

[Handwritten Signature]



Village of Elk Grove Village

Receipt of Conveyance Documents and Disbursement Statement

Owner: Elk Grove Estates Homeowners' Association
Job No.: R-90-005-22
Parcel No.: 0001 PE & TE

The Village of Elk Grove Village ("Village") (Grantee) acknowledges Receipt of the following:

(check all that apply)

- Warranty or Trustee's Deed covering acres
- Permanent Easement covering 0.058 acres
- Temporary Easement covering 0.121 acres

all located in Cook County, Illinois as right of way for Leicester Rd and Wellington Ave, dated July 16, 2014, executed by the undersigned Grantors.

Grantor and Grantee agree as follows:

1. The payment of the sum of Eight Thousand and no/100 Dollars (\$8,000.00) to Grantor as total consideration for the easement by Grantee is subject to Grantee's approval of title and documentation.
2. All improvements located, wholly or partially, on the parcel shall become the property of the Grantee, unless provided as follows: NONE.
3. Possession and right to use the property occur when Grantee delivers payment 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>TIN/FEIN/SSN**</u>	<u>Address</u>	<u>Amount</u>
Elk Grove Estates Homeowners' Association		C/O Association One 617 Industrial Drive SE Lonsdale, MN 55046	\$8,000.00
			\$
			\$

*If multiple names, on the same warrant, list first and circle the name of the person or entity whose TIN/FEIN/SSN is entered above. If lien holder is to be paid by warrant, use Grantor's TIN or SSN with their name listed first and lien holder second. The first payee must match the TIN used.

****Attach a current W-9 form for each TIN/FEIN/SSN.**

5. **NON-FOREIGN CERTIFICATION – FIRPTA.** Section 1445 of the Internal Revenue Code provides that a transferee (buyer) 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.

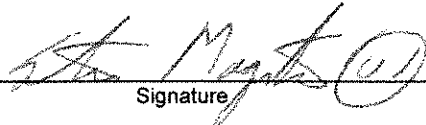
GMM
Initial

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 of Conveyance Documents and Disbursement Statement is the entire and exclusive agreement between the parties and supersede any written or oral understanding, promise or agreement, directly or indirectly related to the conveyance 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: 7-16, 2024

Grantor: Elk Grove Estates Homeowners' Association


Signature

Stephan Magenta, President

Date: _____, 20____

Grantee:
The Village of Elk Grove Village

for Village of Elk Grove Village ("Village")

**Request for Taxpayer
Identification Number and Certification**
Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<p>1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p align="center"><i>Elk Grove Estates Home owner's Association</i></p>		
	<p>2 Business name/disregarded entity name, if different from above.</p>		
	<p>3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____</p> <p>Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</p> <p><input checked="" type="checkbox"/> Other (see instructions) _____</p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p align="right"><i>(Applies to accounts maintained outside the United States.)</i></p>	
	<p>3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions _____ <input type="checkbox"/></p>		
	<p>5 Address (number, street, and apt. or suite no.). See instructions.</p> <p><i>C/O Association one 617 Independence St</i></p>	<p>Requester's name and address (optional)</p>	
	<p>6 City, state, and ZIP code</p> <p><i>Lonsdale, MN 55046</i></p>		
	<p>7 List account number(s) here (optional)</p>		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number																					
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Employer identification number																					
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Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person <i>[Signature]</i>	Date <i>7-16-2024</i>
------------------	---	-----------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

**Village of Elk Grove
Village**

Affidavit of Title

Owner: Elk Grove Estates Homeowners' Association
Address: 836 Winston Drive, Elk Grove Village, Illinois 60007
Route: Leicester Rd and Wellington Ave
Section: Leicester Road and Wellington Avenue
County: Cook
Project:
Job No. R-90-005-22
Parcel No. 0001 PE & TE
P.I.N. No. 08-29-301-005 and -006

State of Illinois)
) ss.
County of Cook)

I, Stephan Magenta, President, being first duly sworn upon oath states as follows:

- 1. Affiant has personal knowledge of the facts averred herein.
- 2. There are **no parties** other than Grantor in possession of any portion of the premises described in the attached Exhibit "A" through easement, lease, oral or written, or otherwise, whether or not of record.
- There are no parties other than Grantor **and the parties listed below** in possession of any portion of the premises described in the attached Exhibit "A" through easement, lease, oral or written, or otherwise, whether or not of record:

SEE ATTACHED EXHIBIT "A"

- 3. This affidavit is made to provide factual representation as a basis for **Village of Elk Grove Village** 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.
- 4. The affiant has no knowledge of any driveway agreements, encroachments, overlaps, or boundary line disputes involving the premises to be conveyed.
- 5. 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 six (6) months immediately preceding the date of the affidavit, out of which a claim for a 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. 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.
- 7. 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.
- 8. Per 50 ILCS 105/3.1, 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:
- 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.
- Publicly-Traded Corporation.** There is no readily known shareholder having more than 7-1/2% of 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.	_____	_____

- Land Trust or Declaration of Trust.** The identity of each beneficiary of Grantor Trust is as follows:

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

* 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.

Dated this 7 day of 16, 2024.

By: *Stephan Magenta*

Stephan Magenta, President

State of Illinois)
County of Cook) ss.

This instrument was acknowledged before me on July 16, 2024, by Stephan Magenta.

(SEAL)



Agafya Gerovoy
Notary Public

My Commission Expires: May 12, 2025

NOTE: THIS AFFIDAVIT MAY BE EXECUTED AND ACKNOWLEDGED ON BEHALF OF THE RECORD OWNER(S) BY ANY ONE OF THE RECORD OWNERS, OFFICERS, MANAGERS, PARTNERS, OR TRUSTEES HAVING KNOWLEDGE OF THE FACTS IN THIS AFFIDAVIT.

Date: 10/02/2023

WTC File Number: BWE-2021CO-20931.0
Order: ELKGR 181136
Parcel: 0001 PE & TE

A.L.T.A. COMMITMENT FORM
-Schedule A Continued-

LOT 4 IN ELK GROVE ESTATE LAKES LOT PARCEL A, BEING A
SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 29, AND THE
NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST
OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,
ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 31, 1971
AS DOCUMENT NO. 21763920 IN THE OFFICE OF THE RECORDER OF
DEEDS OF COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER(S): 08-29-301-005

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

Agent for:
Fidelity National Title Insurance Company

Date: 10/02/2023

WTC File Number: BWE-2021CO-20932.0
Order: ELKGR 181136
Parcel: 0001 PE & TE

A.L.T.A. COMMITMENT FORM
-Schedule A Continued-

LOT 5 IN ELK GROVE ESTATE LAKES LOT PARCEL A, BEING A
SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 29, AND THE
NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST
OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,
ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 31, 1971
AS DOCUMENT NO. 21763920 IN THE OFFICE OF THE RECORDER OF
DEEDS OF COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER(S): 08-29-301-006

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

Agent for:
Fidelity National Title Insurance Company

Owner: Elk Grove Estates
Homeowners' Association
Route: Leicester Rd and Wellington
Ave
Section: Leicester Road and
Wellington Avenue
County: Cook
Project No.: 19-00070-00-BR
Job No.: R-90-005-22
Parcel No.: 0001 PE & TE
P.I.N. No.: 08-29-301-005 and -006

CERTIFIED RESOLUTION
(Homeowners' Association-Corporation)

I, Carol Roth, Secretary of Elk Grove Estates Homeowners' Association, an Illinois not-for-profit corporation duly authorized to do business in the State of Illinois, do hereby certify that:

1. The following is a true and correct copy of a resolution adopted by the Board of Directors/Managers of said corporation, a quorum of its directors/managers being present at a meeting held on the 8 day of July, 2024, and

2. The resolution has not been amended or revoked and is in full force and effect.

Resolved that at a meeting of the condominium unit owners held on the 8 day of July, 2024, in accordance with the terms of the condominium declaration, the unit owners approved a resolution authorizing the sale of the homeowners' association's interest in the following described real estate ("Real Estate") Cook County, Illinois to the Village of Elk Grove Village ("Village") for highway purposes for the sum of Eight Thousand and no/100 Dollars (\$8,000.00):

See attached legal description.

Further resolved that Stephan Magenta, President, and Carol Roth, Secretary of the homeowners' association whose signatures appear below are hereby authorized and directed to sell the condominium association's interest in the real estate to IDOT in accordance with the above-referenced resolution and they are authorized and directed to execute and deliver such instruments as may be necessary or convenient to consummate such sale.

I certify that the following offices are now held by the following individuals whose genuine signatures appear above their respective names and titles:

Stephan Magenta

Signature of President

Stephan Magenta

Dated this 16 day of July, 2024

Elk Grove Estates Homeowners' Association

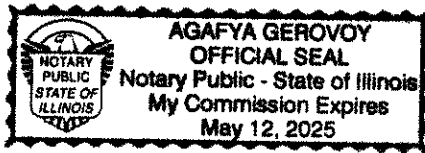
By: *Carol Roth*
Signature of Secretary

Carol Roth

State of Illinois)
County of Cook) ss

This instrument was acknowledged before me on July 16, 2024, by
Carol Roth, as Secretary of Elk Grove Estates Homeowners' Association.

(SEAL)



Agafya Gerovoy
Notary Public

My Commission Expires: May 12, 2025

Route: Leicester Road
Section: 19-00070-00-BR
Job No.: R-90-005-22
County: Cook
Parcel: 0001PE
Sta. 113+32.87 to
Sta. 114+63.83
Index No.: 08-29-301-005
08-29-301-006

That part of Lots 4 and 5 in Elk Grove Estates Lake Lot – Parcel “A”, being a subdivision in the Southwest quarter of Section 29 and the Northwest quarter of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1971 as Document 21763920, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.999975, described as follows:

Beginning at the Northeast corner of said Lot 4; thence on an Illinois Coordinate System NAD 83 (2011) East Zone bearing of South 74 degrees 16 minutes 20 seconds West along the North line of said Lot 4, a distance of 20.38 feet; thence along an arc to the right, having a radius of 650.00 feet, an arc length of 42.49 feet and a chord bearing South 02 degrees 34 minutes 11 seconds East, 42.48 feet; thence South 00 degrees 41 minutes 50 seconds East, a distance of 80.84 feet; thence North 89 degrees 39 minutes 33 seconds East, a distance of 20.00 feet to a point on the East line of said Lot 5; thence North 00 degrees 41 minutes 50 seconds West along the East line of said Lots 5 and 4, 81.20 feet; thence along an arc to the left, having a radius of 670.00 feet, an arc length of 47.78 feet and a chord bearing North 02 degrees 44 minutes 25 seconds West, 47.77 feet to the point of beginning, in Cook County, Illinois.

Said parcel containing 0.058 Acres, more or less.

Route: Leicester Road
Section: 19-00070-00-BR
Job No.: R-90-005-22
County: Cook
Parcel: 0001TE
Sta. 112+99.33 to
Sta. 114+59.65
Index No.: 08-29-301-005
08-29-301-006

That part of Lots 4 and 5 in Elk Grove Estates Lake Lot – Parcel “A”, being a subdivision in the Southwest quarter of Section 29 and the Northwest quarter of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1971 as Document 21763920, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.999975, described as follows:

Commencing at the Northeast corner of said Lot 4; thence on an Illinois Coordinate System NAD 83 (2011) East Zone bearing of South 74 degrees 16 minutes 20 seconds West along the North line of said Lot 4, a distance of 20.38 feet to the point of beginning; thence along an arc to the right, having a radius of 650.00 feet, an arc length of 42.49 feet and a chord bearing South 02 degrees 34 minutes 11 seconds East, 42.48 feet; thence South 00 degrees 41 minutes 50 seconds East, a distance of 80.84 feet; thence North 89 degrees 39 minutes 33 seconds East, a distance of 20.00 feet to a point on the East line of said Lot 5; thence South 00 degrees 41 minutes 50 seconds East along the East line of said Lot 5, 33.54 feet; thence South 89 degrees 14 minutes 49 seconds West, a distance of 50.00 feet; thence North 00 degrees 41 minutes 50 seconds West, a distance of 114.79 feet; thence along an arc to the left, having a radius of 620.00 feet, an arc length of 34.53 feet and a chord bearing North 02 degrees 17 minutes 35 seconds West, 34.53 feet to a point on the North line of said Lot 4; thence North 74 degrees 16 minutes 20 seconds East along the North line of said Lot 4, a distance of 30.62 feet to the point of beginning, in Cook County, Illinois.

Said parcel containing 0.121 Acres, more or less.

RESOLUTION NO. _____

A RESOLUTION APPROVING THE ACQUISITION OF A TEMPORARY EASEMENT AND A PERMANENT EASEMENT TO RECONSTRUCT THE LAKE COSMAN CULVERTS BETWEEN THE VILLAGE OF ELK GROVE VILLAGE AND THE ELK GROVE ESTATES HOMEOWNERS' ASSOCIATION AND PAYMENT TO THE PROPERTY OWNER IN THE AMOUNT OF \$9,600 FROM THE CAPITAL PROJECTS FUND (LEICESTER ROAD AND WELLINGTON AVENUE-PARCEL NUMBER 0002)

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, State of Illinois, as follows:

Section 1: That the Mayor be and is hereby authorized to sign the attached documents marked:

**PERMANENT EASEMENT
AND
TEMPORARY CONSTRUCTION EASEMENT**

a copy of which is attached hereto and made a part hereof as if fully set forth and the Village Clerk is authorized to attest said document upon the signature of the Mayor.

Section 2: That this Resolution shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2024

APPROVED this _____ day of _____ 2024

APPROVED:

**Mayor Craig B. Johnson
Village of Elk Grove Village**

ATTEST:

Loretta M. Murphy, Village Clerk

Owner: Elk Grove Estates
Homeowners' Association
Route: Leicester Rd and Wellington
Ave
Section: Leicester Road and
Wellington Avenue
County: Cook
Project No.: 19-00070-00-BR
Job No.: R-90-005-22
Parcel No.: 0002 PE & TE
P.I.N. No.: 08-32-101-005

PERMANENT EASEMENT
(Not-for-Profit Corporation)

Elk Grove Estates Homeowners' Association, a corporation organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Three Thousand Dollars (\$3,000.00), receipt of which is hereby acknowledged and pursuant to the authority given by the Board of Directors of said Not-for-Profit Corporation, hereby represents that Grantor owns the fee simple title to and grants and conveys to Village of Elk Grove Village, (Grantee), a permanent easement for the purpose of roadway purposes and for other highway purposes, on, over and through the following described real estate:

See attached legal description.

Address: 700 Wellington Avenue, Elk Grove Village, Illinois 60007

situated in the County of Cook, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor shall have and retains all rights to use and occupy the premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, Grantor's use and occupation of the premises may not interfere with Grantee's use of the premises for the purposes herein described.

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 the Grantor caused by opening, improving, and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to Grantor's remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor.

Dated this 16 day of July, 2024.

Elk Grove Estates Homeowners' Association

By: [Signature]
Signature

Stephan Magenta, President

ATTEST:

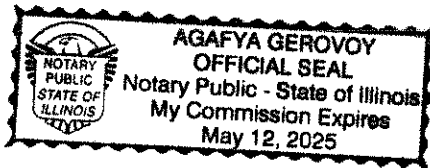
By: [Signature]
Signature

Carol Roth, Secretary

State of Illinois)
County of Cook) ss

This instrument was acknowledged before me on July 16, 2024 by Stephan Magenta, as President and Carol Roth, as Secretary of Elk Grove Estates Homeowners' Association.

(SEAL)



[Signature]
Notary Public

My Commission Expires: May 12, 2025

This instrument was prepared by: J. Steve Santacruz, Santacruz Land Acquisitions, 222 Northfield Road, Suite 201, Northfield, IL 60093

and after recording, mail this instrument to:

Santacruz Land Acquisitions
222 Northfield Rd, St 201, Northfield, IL 60093

Route: Wellington Avenue
Section: 19-00070-00-BR
Job No.: R-90-005-22
County: Cook
Parcel: 0002PE
Sta. 501+10.90 to
Sta. 502+40.90
Index No.: 08-32-101-005

That part of Lot 2 in Elk Grove Estates Lake Lot – Parcel “A”, being a subdivision in the Southwest quarter of Section 29 and the Northwest quarter of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1971 as Document 21763920, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.999975, described as follows:

Commencing at the Northwest corner of said Lot 2; thence on an Illinois Coordinate System NAD 83 (2011) East Zone bearing of South 84 degrees 56 minutes 07 seconds East along the North line of said Lot 2, a distance of 77.02 feet to the point of beginning; thence continuing South 84 degrees 56 minutes 07 seconds East along the North line of said Lot 2, a distance of 130.00 feet; thence South 05 degrees 11 minutes 12 seconds West, a distance of 20.00 feet; thence North 84 degrees 56 minutes 07 seconds West, a distance of 130.00 feet; thence North 05 degrees 11 minutes 12 seconds East, a distance of 20.00 feet to the point of beginning, in Cook County, Illinois.

Said parcel containing 0.060 Acres, more or less.

Owner: Elk Grove Estates
Homeowners' Association
Route: Leicester Rd and Wellington
Ave
Section: Leicester Road and
Wellington Avenue
County: Cook
Project No.: 19-00070-00-BR
Job No.: R-90-005-22
Parcel No.: 0002 PE & TE
P.I.N. No.: 08-32-101-005

TEMPORARY CONSTRUCTION EASEMENT
(Not-for-Profit Corporation)

Elk Grove Estates Homeowners' Association, a corporation organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Six Thousand Six Hundred Dollars (\$6,600.00), receipt of which is hereby acknowledged, and pursuant to the authority given by the Board of Directors of said Not-for-Profit Corporation, hereby represents that Grantor owns the fee simple title to and grants and conveys to Village of Elk Grove Village, (Grantee), a temporary construction easement for the purpose of roadway construction and other highway purposes, on, over, and through the following described real estate:

See attached legal description.

Address: 700 Wellington Avenue, Elk Grove Village, Illinois 60007

situated in the County of Cook, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

The right, easement and privilege granted herein shall terminate Five years from the execution of this document, or on the completion of the proposed project, whichever is the sooner.

Grantor shall have and retain all rights to use and occupy the premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, that Grantor's use and occupation of the premise may not interfere with Grantee's use of the premises for the purposes herein described.

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 the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor.

Dated this 16 day of July, 2024.

Elk Grove Estates Homeowners' Association

By: Stephan W Magenta
Signature

Stephan Magenta, President

ATTEST:

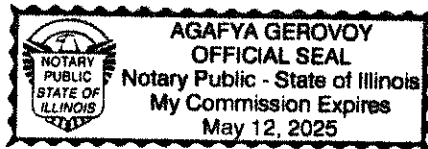
By: Carol Roth
Signature

Carol Roth, Secretary

State of Illinois)
County of Cook) ss

This instrument was acknowledged before me on July 16, 2024 by Stephan Magenta, as President and Carol Roth, as Secretary of Elk Grove Estates Homeowners' Association.

(SEAL)



Agafya Gerovyo
Notary Public

My Commission Expires: May 12, 2025

This instrument was prepared by: J. Steve Santacruz, Santacruz Land Acquisitions, 222 Northfield Road, Suite 201, Northfield, IL 60093

and after recording, mail this instrument to:

Santacruz Land Acquisitions
222 Northfield Rd, St 201, Northfield, IL 60093

Route: Wellington Avenue
Section: 19-00070-00-BR
Job No.: R-90-005-22
County: Cook
Parcel: 0002TE
Sta. 500+80.90 to
Sta. 502+70.90
Index No.: 08-32-101-005

That part of Lot 2 in Elk Grove Estates Lake Lot – Parcel “A”, being a subdivision in the Southwest quarter of Section 29 and the Northwest quarter of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1971 as Document 21763920, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.999975, described as follows:

Commencing at the Northwest corner of said Lot 2; thence on an Illinois Coordinate System NAD 83 (2011) East Zone bearing of South 84 degrees 56 minutes 07 seconds East along the North line of said Lot 2, a distance of 47.02 feet to the point of beginning; thence South 05 degrees 11 minutes 12 seconds West, a distance of 50.00 feet; thence South 84 degrees 56 minutes 07 seconds East, a distance of 190.00 feet; thence North 05 degrees 11 minutes 12 seconds East, a distance of 50.00 feet to a point on the North line of said Lot 2; thence North 84 degrees 56 minutes 07 seconds West along the North line of said Lot 2, a distance of 30.00 feet; thence South 05 degrees 11 minutes 12 seconds West, a distance of 20.00 feet; thence North 84 degrees 56 minutes 07 seconds West, a distance of 130.00 feet; thence North 05 degrees 11 minutes 12 seconds East, a distance of 20.00 feet to a point on the North line of said Lot 2; thence North 84 degrees 56 minutes 07 seconds West along the North line of said Lot 2, a distance of 30.00 feet to the point of beginning, in Cook County, Illinois.

Said parcel containing 0.158 Acres, more or less.



PTAX-203 Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 700 WELLINGTON AVENUE
Street address of property (or 911 address, if available)

ELK GROVE VILLAGE 60007-0000
City or village ZIP

Elk Grove
Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

08-32-101-005-0000	0.060	Acres	Yes
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 7/16/2024
Date

5 Type of instrument (Mark with an "X."): Warranty deed
Quit claim deed Executor deed Trustee deed
X Beneficial interest Other (specify):

6 Yes X No Will the property be the buyer's principal residence?

7 Yes X No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

- Current Intended
- a X Land/lot only
 - b Residence (single-family, condominium, townhome, or duplex)
 - c Mobile home residence
 - d Apartment building (6 units or less) No. of units: _____
 - e Apartment building (over 6 units) No. of units: _____
 - f Office
 - g Retail establishment
 - h Commercial building (specify): _____
 - i Industrial building
 - j Farm
 - k X Other (specify): RIGHT OF WAY

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: _____

Demolition/damage Additions Major remodeling
New construction Other (specify):

10 Identify only the items that apply to this sale.

- a Fullfillment of installment contract
year contract initiated : _____
- b Sale between related individuals or corporate affiliates
- c Transfer of less than 100 percent interest
- d Court-ordered sale
- e Sale in lieu of foreclosure
- f Condemnation
- g Short sale
- h Bank REO (real estate owned)
- i Auction sale
- j Seller/buyer is a relocation company
- k X Seller/buyer is a financial institution or government agency
- l Buyer is a real estate investment trust
- m Buyer is a pension fund
- n Buyer is an adjacent property owner
- o Buyer is exercising an option to purchase
- p Trade of property (simultaneous)
- q Safe-leaseback
- r Other (specify):
- s Homestead exemptions on most recent tax bill:
 - 1 General/Alternative 0.00
 - 2 Senior Citizens 0.00
 - 3 Senior Citizens Assessment Freeze 0.00

Step 3: Enter the legal description from the deed. Enter the legal description from the deed.

THAT PART OF LOT 2 IN ELK GROVE ESTATES LAKE LOT – PARCEL "A", BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1971 AS DOCUMENT 21763920, IN COOK COUNTY, ILLINOIS, BEARINGS AND DISTANCES BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011 ADJUSTMENT), WITH A COMBINED FACTOR OF 0.999975, DESCRIBED AS FOLLOWS:



Declaration ID: 20240701654560

Status: Declaration Submitted

Document No.: Not Recorded

State/County Stamp: Not Issued

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ON AN ILLINOIS COORDINATE SYSTEM NAD 83 (2011) EAST ZONE BEARING OF SOUTH 84 DEGREES 56 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 77.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 84 DEGREES 56 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 130.00 FEET; THENCE SOUTH 05 DEGREES 11 MINUTES 12 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 84 DEGREES 56 MINUTES 07 SECONDS WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH 05 DEGREES 11 MINUTES 12 SECONDS EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. SAID PARCEL CONTAINING 0.060 ACRES, MORE OR LESS.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer 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. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. 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.

Seller Information

ELK GROVE ESTATES HOMEOWNERS' ASSOCIATION

Seller's or trustee's name: 805 LEICESTER RD APT 106, Street address (after sale); ELK GROVE VILLAGE, City; IL, State; 60007-3386, ZIP; 630-417-0901, Seller's daytime phone; Phone extension; USA, Country.

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Buyer Information

VILLAGE OF ELK GROVE VILLAGE

Buyer's or trustee's name: 450 E DEVON AVE, Street address (after sale); ELK GROVE VILLAGE, City; IL, State; 60007-4637, ZIP; 847-734-8800, Buyer's daytime phone; Phone extension; USA, Country.

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Mail tax bill to:

VILLAGE OF ELK GROVE VILLAGE, 450 E DEVON AVE, ELK GROVE VILLAGE, IL, 60007-4637; Name or company, Street address, City, State, ZIP; USA, Country.

Preparer Information

J STEVE SANTACRUZ - SANTACRUZ LAND ACQUISITIONS

Preparer and company name: 222 NORTHFIELD RD STE 201, Street address; NORTHFIELD, City; IL, State; 60093-3347, ZIP; jsteve@santacruz-associates.com, Preparer's email address (if available); 847-251-5800, Preparer's daytime phone; Phone extension; USA, Country.

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.



Declaration ID: 20240701654560

Status: Declaration Submitted
Document No.: Not Recorded

State/County Stamp: Not Issued



PTAX-203-B

Illinois Real Estate Transfer Declaration Supplemental Form B

(Beneficial interest transfers - do not use for deeds or trust documents)

Step 1: Identify the property

- 1 Enter the property's street address, city or village, and township from Line 1 on Form PTAX-203.
700 WELLINGTON AVENUE ELK GROVE VILLAGE Elk Grove
Street address of property (or 911 address, if available) City or village Township
2 Enter the parcel identifying number from Line 3a on Form PTAX-203. Parcel Identifier: 08-32-101-005-0000
3 Mark the interest transferred. Ground lease (go to Step 2) Controlling interest in real estate entity (go to Step 3)
Co-op unit (go to Step 4) X Other (specify): Easements (go to Step 4)

Step 2: Ground lease information

- 4 Does the ground lease provide for a term of 30 or more years including any expired portion and all options to renew or extend? Yes No
5 Does the lessee have an interest in any improvements on the parcel? Yes No
6 Enter the beginning and ending dates of the initial lease term. Lease term: to
7 Briefly describe any extension or renewal options.

Step 3: Real estate entity information (Attach additional sheet if needed.)

- 8 Mark type of transfer Single transfer Series of related transfers (Skip Lines 9a and 9b if single transfer.)

9a Enter the date and the percent of interest transferred. Mark if the state transfer tax has been paid for any prior transfer.

Table with 4 columns: Date transferred, Percent transferred, Prior Payment, and Yes/No status. All entries show 0% and No prior payment.

Aggregate percent transferred % 0

9b Enter the amount of transfer taxes paid for all prior transfers of any interests included on Line 9a. 0.00

10a Is the real estate entity liable for corporate franchise taxes as a result of this transfer? Yes No

10b Enter the amount of corporate franchise tax paid (excluding fees, interest, and penalties). 0.00

10c Identify corporate franchise tax return information.

Table with 4 columns: Corporate Name, File No., BCA Form No., Date paid

Step 4: Calculate the amount of transfer tax due. (Round Lines 11a through 15 to the next highest whole dollar.)

- 11a Full actual consideration 3,000.00
11b Does Line 11a include a contingent payment for any interest on which state transfer taxes have been paid? Yes X No
12a Amount of personal property included in the purchase. 0.00
12b Was the value of a mobile home included on Lines 11a and 12a? Yes X No
13 Subtract Line 12a from Line 11a 3,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11a. 0.00
15 Outstanding mortgage amount to which the transferred real property remains subject 0.00
16 If this transfer is exempt, identify the provision. X b k m



Declaration ID: 20240701654560

Status Declaration Submitted

Document No.: Not Recorded

State/County Stamp: Not Issued

17 Subtract Lines 14 and 15 from Line 13	0.00
18 Illinois tax — \$.50 per \$500 of value or fraction thereof on Line 17.	0.00
19 County tax.	0.00
20 Amount of transfer taxes paid (amount from Line 9b).	0.00
21 Amount of corporate franchise tax paid (amount from Line 10b)	0.00
22 Add Lines 18 and 19, then subtract Lines 20 and 21. Total amount of transfer tax due.	0.00



Declaration ID: 20240701654560
 Status: Declaration Submitted
 Document No.: Not Recorded

State/County Stamp: Not Issued
 City Stamp:

COOK COUNTY

Real Estate Transfer Declaration

PROPERTY IDENTIFICATION:

Address of Property 700 WELLINGTON AVENUE ELK GROVE VILLAGE 60007-0000
 Street or Rural Route City ZIP

Permanent Real Estate Index No. 08-32-101-005-0000 Township Elk Grove

Date of Deed 7/16/2024 Type of Deed Beneficial interest

TYPE OF PROPERTY:

- Single Family
- Condo, co-op
- 4 or more units (residential)
- Mixed use (commer. & resid.)
- Commercial
- Industrial
- Vacant Land
- Other (select description)

INTEREST TRANSFERRED:

- Fee title
- Beneficial interest in a land trust
- Lessee interest in a ground lease
- Controlling interest in real estate entity (ord. Sec. 2)
- Other (select description)
Easements

LEGAL DESCRIPTION:

Sec. 32 Twp. Elk Grove Range 11

THAT PART OF LOT 2 IN ELK GROVE ESTATES LAKE LOT – PARCEL "A", BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1971 AS DOCUMENT 21763920, IN COOK COUNTY, ILLINOIS, BEARINGS AND DISTANCES BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011 ADJUSTMENT), WITH A COMBINED FACTOR OF 0.999975, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ON AN ILLINOIS COORDINATE SYSTEM NAD 83 (2011) EAST ZONE BEARING OF SOUTH 84 DEGREES 56 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 77.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 84 DEGREES 56 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 130.00 FEET; THENCE SOUTH 05 DEGREES 11 MINUTES 12 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 84 DEGREES 56 MINUTES 07 SECONDS WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH 05 DEGREES 11 MINUTES 12 SECONDS EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. SAID PARCEL CONTAINING 0.060 ACRES, MORE OR LESS.

COMPUTATION OF TAX:

Full actual consideration	3,000.00
Less amount of personal property included in purchase	0.00
Net consideration for real estate	3,000.00
Less amount of mortgage to which property remains subject	0.00
Net taxable consideration	3,000.00
Amount of tax stamps (\$0.25 per \$500 or part thereof)	0.00

ATTESTATION OF PARTIES: we hereby declare the full actual consideration and above facts contained in the declaration to be true and correct.

ELK GROVE ESTATES HOMEOWNERS' 805 LEICESTER RD APT 106 ELK GROVE VILLAGE 60007-3386



Declaration ID: 20240701654560

Status: Declaration Submitted

Document No.: Not Recorded

State/County Stamp: Not Issued

City Stamp:

ASSOCIATION

Name and Address of Seller	Street or Rural Route	City	ZIP Code
VILLAGE OF ELK GROVE VILLAGE	450 E DEVON AVE	ELK GROVE VILLAGE	60007-4637
Name and Address of Buyer	Street or Rural Route	City	ZIP Code

Buyer has a different mailing address for tax documents.

VILLAGE OF ELK GROVE VILLAGE	450 E DEVON AVE	ELK GROVE VILLAGE	IL	60007-4637
Name or company	Street address	City	State	ZIP Code

Exempt Transfers

(Select the Appropriate Exemption)

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

Transfer is not exempt.

A. Transfers of real property made prior to May 21, 1979, where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;

B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation, or institution organized and operated exclusively for charitable, religious, or educational purposes or acquired by any international organization not subject to local taxes under applicable law;

FEIN of entity holding IRS Tax Exempt Status 000000

Note: Prepare to present proof of IRS tax exempt status, if requested, at time of recording.

C. Transfers in which the deed, assignment, or other instrument of transfer secures debt or other obligation;

D. Transfers in which the deed, assignment, or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment, or other instrument of transfer previously recorded or delivered;

E. Transfers in which the transfer price is less than \$100.00;

F. Transfers in which the deed is a tax deed;

G. Transfers in which the deed, assignment, or other instrument of transfer releases property which secures debt or other obligations;

H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;

I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;

J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;

K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;

Provide bankruptcy court docket number: _____

Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United



Declaration ID: 20240701654560

Status: Declaration Submitted

Document No.: Not Recorded

State/County Stamp: Not Issued

City Stamp:

-
- L. States, except that such deeds shall not be exempt from filling the declaration; and
 - M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.

PLAT ACT AFFIDAVIT

State of Illinois

County of Cook } SS.

AGAFYA GEROLVOY being duly sworn on oath, states that she resides at 222 Northfield Rd + 101, Northfield 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 fro 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.

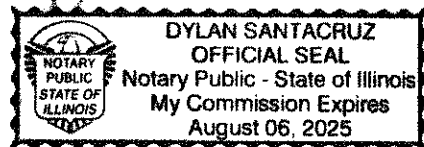
Affiant further state that she makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 16 day of July, 2024

Dylan Santacruz

[Signature]



Village of Elk Grove Village

Receipt of Conveyance Documents and Disbursement Statement

Owner: Elk Grove Estates Homeowners' Association
Job No.: R-90-005-22
Parcel No.: 0002 PE & TE

The Village of Elk Grove Village ("Village") (Grantee) acknowledges Receipt of the following:

(check all that apply)

- Warranty or Trustee's Deed covering acres
- Permanent Easement covering 0.060 acres
- Temporary Easement covering 0.158 acres

all located in Cook County, Illinois as right of way for Leicester Rd and Wellington Ave, dated July 16, 2024, executed by the undersigned Grantors.

Grantor and Grantee agree as follows:

1. The payment of the sum of Nine Thousand Six Hundred and no/100 Dollars (\$9,600.00) to Grantor as total consideration for the easement by Grantee is subject to Grantee's approval of title and documentation.
2. All improvements located, wholly or partially, on the parcel shall become the property of the Grantee, unless provided as follows: NONE.
3. Possession and right to use the property occur when Grantee delivers payment 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>TIN/FEIN/SSN**</u>	<u>Address</u>	<u>Amount</u>
Elk Grove Estates Homeowners' Association		C/O Association One 617 Industrial Drive SE Lonsdale, MN 55046	\$9,600.00
			\$
			\$

*If multiple names, on the same warrant, list first and circle the name of the person or entity whose TIN/FEIN/SSN is entered above. If lien holder is to be paid by warrant, use Grantor's TIN or SSN with their name listed first and lien holder second. The first payee must match the TIN used.

****Attach a current W-9 form for each TIN/FEIN/SSN.**

5. **NON-FOREIGN CERTIFICATION – FIRPTA.** Section 1445 of the Internal Revenue Code provides that a transferee (buyer) 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.

SMA
Initial

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 of Conveyance Documents and Disbursement Statement is the entire and exclusive agreement between the parties and supersede any written or oral understanding, promise or agreement, directly or indirectly related to the conveyance 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: 7-16, 2024

Grantor: Elk Grove Estates Homeowners' Association

[Signature]
Signature

Stephan Magenta, President

Date: _____, 20____

Grantee:
The Village of Elk Grove Village

for Village of Elk Grove Village ("Village")

**Village of Elk Grove
Village**

Affidavit of Title

Owner: Elk Grove Estates Homeowners' Association
Address: 700 Wellington Avenue, Elk Grove Village, Illinois 60007
Route: Leicester Rd and Wellington Ave
Section: Leicester Road and Wellington Avenue
County: Cook
Project:
Job No. R-90-005-22
Parcel No. 0002 PE & TE
P.I.N. No. 08-32-101-005

State of Illinois)
County of Cook) ss.

I, Stephan Magenta, President, being first duly sworn upon oath states as follows:

- 1. Affiant has personal knowledge of the facts averred herein.
- 2. There are **no parties** other than Grantor in possession of any portion of the premises described in the attached Exhibit "A" through easement, lease, oral or written, or otherwise, whether or not of record.
- There are no parties other than Grantor **and the parties listed below** in possession of any portion of the premises described in the attached Exhibit "A" through easement, lease, oral or written, or otherwise, whether or not of record:

SEE ATTACHED EXHIBIT "A"

- 3. This affidavit is made to provide factual representation as a basis for **Village of Elk Grove Village** 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.
- 4. The affiant has no knowledge of any driveway agreements, encroachments, overlaps, or boundary line disputes involving the premises to be conveyed.
- 5. 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 six (6) months immediately preceding the date of the affidavit, out of which a claim for a 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. 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.
- 7. 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.
- 8. Per 50 ILCS 105/3.1, 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:
- 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.
- Publicly-Traded Corporation.** There is no readily known shareholder having more than 7-1/2% of 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.	_____	_____

- Land Trust or Declaration of Trust.** The identity of each beneficiary of Grantor Trust is as follows:

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

* 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.

Dated this 16 day of July, 2024.

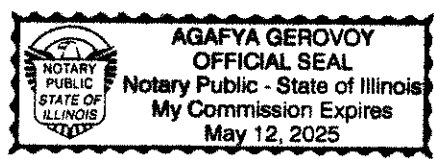
By: [Signature]

Stephan Magenta, President

State of Illinois)
County of Cook) ss.

This instrument was acknowledged before me on July 16, 2024, by Stephan Magenta.

(SEAL)



[Signature]
Notary Public

My Commission Expires: May 12, 2025

NOTE: THIS AFFIDAVIT MAY BE EXECUTED AND ACKNOWLEDGED ON BEHALF OF THE RECORD OWNER(S) BY ANY ONE OF THE RECORD OWNERS, OFFICERS, MANAGERS, PARTNERS, OR TRUSTEES HAVING KNOWLEDGE OF THE FACTS IN THIS AFFIDAVIT.

Date: 10/02/2023

WTC File Number: BWE-2021CO-20933.0
Order: ELKGR 181136
Parcel: 0002 PE & TE

A.L.T.A. COMMITMENT FORM
-Schedule A Continued-

LOT 2 IN ELK GROVE ESTATE LAKES LOT PARCEL A, BEING A
SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 29, AND THE
NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST
OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,
ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 31, 1971
AS DOCUMENT NO. 21763920 IN THE OFFICE OF THE RECORDER OF
DEEDS OF COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER(S): 08-32-101-005

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

Agent for:
Fidelity National Title Insurance Company

Owner: Elk Grove Estates
Homeowners' Association
Route: Leicester Rd and Wellington
Ave
Section: Leicester Road and
Wellington Avenue
County: Cook
Project No.: 19-00070-00-BR
Job No.: R-90-005-22
Parcel No.: 0002 PE & TE
P.I.N. No.: 08-32-101-005

CERTIFIED RESOLUTION
(Homeowners' Association-Corporation)

I, Carol Roth, Secretary of Elk Grove Estates Homeowners' Association, an Illinois not-for-profit corporation duly authorized to do business in the State of Illinois, do hereby certify that:

1. The following is a true and correct copy of a resolution adopted by the Board of Directors/Managers of said corporation, a quorum of its directors/managers being present at a meeting held on the 8 day of July, 2024, and

2. The resolution has not been amended or revoked and is in full force and effect.

Resolved that at a meeting of the condominium unit owners held on the 8 day of July, 2024, in accordance with the terms of the condominium declaration, the unit owners approved a resolution authorizing the sale of the homeowners' association's interest in the following described real estate ("Real Estate") Cook County, Illinois to the Village of Elk Grove Village ("Village") for highway purposes for the sum of Nine Thousand Six Hundred and no/100 Dollars (\$9,600.00):

See attached legal description.

Further resolved that Stephan Magenta, President, and Carol Roth, Secretary of the homeowners association whose signatures appear below are hereby authorized and directed to sell the homeowners' association's interest in the real estate to IDOT in accordance with the above-referenced resolution and they are authorized and directed to execute and deliver such instruments as may be necessary or convenient to consummate such sale.

I certify that the following offices are now held by the following individuals whose genuine signatures appear above their respective names and titles:

[Handwritten Signature]

Signature of President

Stephan Magenta

Dated this 16 day of July, 2024

Elk Grove Estates Homeowners' Association

By: *[Handwritten Signature]*

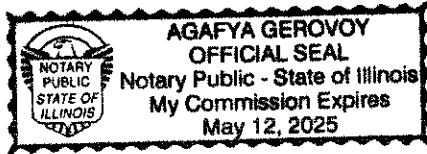
Signature of Secretary

Carol Roth

State of Illinois)
County of Cook) ss

This instrument was acknowledged before me on July 16, 2024, by Carol Roth, as Secretary of Elk Grove Estates Homeowners' Association.

(SEAL)



[Handwritten Signature]
Notary Public

My Commission Expires: May 12, 2025

Route: Wellington Avenue
Section: 19-00070-00-BR
Job No.: R-90-005-22
County: Cook
Parcel: 0002PE
Sta. 501+10.90 to
Sta. 502+40.90
Index No.: 08-32-101-005

That part of Lot 2 in Elk Grove Estates Lake Lot – Parcel “A”, being a subdivision in the Southwest quarter of Section 29 and the Northwest quarter of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1971 as Document 21763920, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.999975, described as follows:

Commencing at the Northwest corner of said Lot 2; thence on an Illinois Coordinate System NAD 83 (2011) East Zone bearing of South 84 degrees 56 minutes 07 seconds East along the North line of said Lot 2, a distance of 77.02 feet to the point of beginning; thence continuing South 84 degrees 56 minutes 07 seconds East along the North line of said Lot 2, a distance of 130.00 feet; thence South 05 degrees 11 minutes 12 seconds West, a distance of 20.00 feet; thence North 84 degrees 56 minutes 07 seconds West, a distance of 130.00 feet; thence North 05 degrees 11 minutes 12 seconds East, a distance of 20.00 feet to the point of beginning, in Cook County, Illinois.

Said parcel containing 0.060 Acres, more or less.

Route: Wellington Avenue
Section: 19-00070-00-BR
Job No.: R-90-005-22
County: Cook
Parcel: 0002TE
Sta. 500+80.90 to
Sta. 502+70.90
Index No.: 08-32-101-005

That part of Lot 2 in Elk Grove Estates Lake Lot – Parcel “A”, being a subdivision in the Southwest quarter of Section 29 and the Northwest quarter of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1971 as Document 21763920, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.999975, described as follows:

Commencing at the Northwest corner of said Lot 2; thence on an Illinois Coordinate System NAD 83 (2011) East Zone bearing of South 84 degrees 56 minutes 07 seconds East along the North line of said Lot 2, a distance of 47.02 feet to the point of beginning; thence South 05 degrees 11 minutes 12 seconds West, a distance of 50.00 feet; thence South 84 degrees 56 minutes 07 seconds East, a distance of 190.00 feet; thence North 05 degrees 11 minutes 12 seconds East, a distance of 50.00 feet to a point on the North line of said Lot 2; thence North 84 degrees 56 minutes 07 seconds West along the North line of said Lot 2, a distance of 30.00 feet; thence South 05 degrees 11 minutes 12 seconds West, a distance of 20.00 feet; thence North 84 degrees 56 minutes 07 seconds West, a distance of 130.00 feet; thence North 05 degrees 11 minutes 12 seconds East, a distance of 20.00 feet to a point on the North line of said Lot 2; thence North 84 degrees 56 minutes 07 seconds West along the North line of said Lot 2, a distance of 30.00 feet to the point of beginning, in Cook County, Illinois.

Said parcel containing 0.158 Acres, more or less.

RESOLUTION NO. _____

A RESOLUTION APPROVING THE ACQUISITION OF A TEMPORARY EASEMENT AND A PERMANENT EASEMENT TO RECONSTRUCT THE LAKE COSMAN CULVERTS BETWEEN THE VILLAGE OF ELK GROVE VILLAGE AND THE ELK GROVE ESTATES HOMEOWNERS' ASSOCIATION AND PAYMENT TO THE PROPERTY OWNER IN THE AMOUNT OF \$19,100 FROM THE CAPITAL PROJECTS FUND (LEICESTER ROAD AND WELLINGTON AVENUE-PARCEL NUMBER 0003)

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, State of Illinois, as follows:

Section 1: That the Mayor be and is hereby authorized to sign the attached documents marked:

**PERMANENT EASEMENT
AND
TEMPORARY CONSTRUCTION EASEMENT**

a copy of which is attached hereto and made a part hereof as if fully set forth and the Village Clerk is authorized to attest said document upon the signature of the Mayor.

Section 2: That this Resolution shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2024

APPROVED this _____ day of _____ 2024

APPROVED:

**Mayor Craig B. Johnson
Village of Elk Grove Village**

ATTEST:

Loretta M. Murphy, Village Clerk

Owner: Elk Grove Estates
Homeowners' Association
Route: Leicester Rd and Wellington
Ave
Section: Leicester Road and
Wellington Avenue
County: Cook
Project No.: 19-00070-00-BR
Job No.: R-90-005-22
Parcel No.: 0003 PE(A+B) & TE(A+B)
P.I.N. No.: 08-29-300-003

PERMANENT EASEMENT
(Not-for-Profit Corporation)

Elk Grove Estates Homeowners' Association, a corporation organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Six Thousand Dollars (\$6,000.00), receipt of which is hereby acknowledged and pursuant to the authority given by the Board of Directors of said Not-for-Profit Corporation, hereby represents that Grantor owns the fee simple title to and grants and conveys to Village of Elk Grove Village, (Grantee), a permanent easement for the purpose of roadway purposes and for other highway purposes, on, over and through the following described real estate:

See attached legal description.

Address: Northeast corner of Leicester Road at Wellington Avenue - Common
Address: Elk Grove Village, Illinois 60007

situated in the County of Cook, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor shall have and retains all rights to use and occupy the premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, Grantor's use and occupation of the premises may not interfere with Grantee's use of the premises for the purposes herein described.

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 the Grantor caused by opening, improving, and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to Grantor's remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor.

Dated this 16 day of July, 2024.

Elk Grove Estates Homeowners' Association

By: [Signature]
Signature

Stephan Magenta, President

ATTEST:

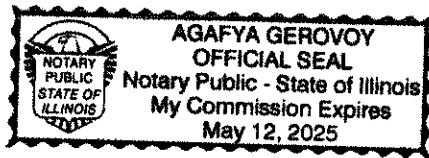
By: [Signature]
Signature

Carol Roth, Secretary

State of Illinois)
County of Cook) ss

This instrument was acknowledged before me on July 16, 2024 by Stephan Magenta, as President and Carol Roth, as Secretary of Elk Grove Estates Homeowners' Association.

(SEAL)



[Signature]
Notary Public

My Commission Expires: May 12, 2025

This instrument was prepared by: J. Steve Santacruz, Santacruz Land Acquisitions, 222 Northfield Road, Suite 201, Northfield, IL 60093

and after recording, mail this instrument to:

Santacruz Land Acquisitions
222 Northfield Rd, St 201, Northfield, IL 60093

Route: Leicester Road
Section: 19-00070-00-BR
Job No.: R-90-005-22
County: Cook
Parcel: 0003PE-A
Sta. 113+29.33 to
Sta. 114+57.58
Index No.: 08-29-300-003

That part of Lot 1 in Elk Grove Estates Lake Lot – Parcel “A”, being a subdivision in the Southwest quarter of Section 29 and the Northwest quarter of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1971 as Document 21763920, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.999975, described as follows:

Commencing at the Southwest corner of said Lot 1; thence on an Illinois Coordinate System NAD 83 (2011) East Zone bearing of North 00 degrees 41 minutes 50 seconds West along the West line of said Lot 1, a distance of 105.00 feet to the point of beginning; thence North 00 degrees 41 minutes 50 seconds West along the West line of said Lot 1, a distance of 84.68 feet; thence along an arc to the left, said arc being the West line of said Lot 1, having a radius of 730.00 feet, an arc length of 45.34 feet and a chord bearing North 02 degrees 28 minutes 36 seconds West, 45.34 feet; thence North 89 degrees 14 minutes 49 seconds East, a distance of 20.04 feet; thence along an arc to the right, having a radius of 750.00 feet, an arc length of 45.36 feet and a chord bearing South 02 degrees 25 minutes 48 seconds East, 45.31 feet; thence South 00 degrees 41 minutes 50 seconds East, a distance of 84.66 feet; thence South 89 degrees 14 minutes 49 seconds West, a distance of 20.00 feet to the point of beginning, in Cook County, Illinois.

Said parcel containing 0.060 Acres, more or less.

Route: Wellington Avenue
Section: 19-00070-00-BR
Job No.: R-90-005-22
County: Cook
Parcel: 0003PE-B
Sta. 501+10.90 to
Sta. 502+40.90
Index No.: 08-29-300-003

That part of Lot 1 in Elk Grove Estates Lake Lot – Parcel “A”, being a subdivision in the Southwest quarter of Section 29 and the Northwest quarter of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1971 as Document 21763920, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.999975, described as follows:

Commencing at the Southwest corner of said Lot 1; thence on an Illinois Coordinate System NAD 83 (2011) East Zone bearing of South 84 degrees 56 minutes 07 seconds East along the South line of said Lot 1, a distance of 84.24 feet to the point of beginning; thence continuing South 84 degrees 56 minutes 07 seconds East along the South line of said Lot 1, a distance of 130.00 feet; thence North 05 degrees 11 minutes 12 seconds East, a distance of 20.00 feet; thence North 84 degrees 56 minutes 07 seconds West, a distance of 130.00 feet; thence South 05 degrees 11 minutes 12 seconds West, a distance of 20.00 feet to the point of beginning, in Cook County, Illinois.

Said parcel containing 0.060 Acres, more or less.

Owner: Elk Grove Estates
Homeowners' Association
Route: Leicester Rd and Wellington
Ave
Section: Leicester Road and
Wellington Avenue
County: Cook
Project No.: 19-00070-00-BR
Job No.: R-90-005-22
Parcel No.: 0003 PE(A+B) & TE(A+B)
P.I.N. No.: 08-29-300-003

TEMPORARY CONSTRUCTION EASEMENT
(Not-for-Profit Corporation)

Elk Grove Estates Homeowners' Association, a corporation organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Thirteen Thousand One Hundred Dollars (\$13,100.00), receipt of which is hereby acknowledged, and pursuant to the authority given by the Board of Directors of said Not-for-Profit Corporation, hereby represents that Grantor owns the fee simple title to and grants and conveys to Village of Elk Grove Village, (Grantee), a temporary construction easement for the purpose of roadway construction and other highway purposes, on, over, and through the following described real estate:

See attached legal description.

Address: Northeast corner of Leicester Road at Wellington Avenue - Common
Address: Elk Grove Village, Illinois 60007

situated in the County of Cook, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

The right, easement and privilege granted herein shall terminate Five years from the execution of this document, or on the completion of the proposed project, whichever is the sooner.

Grantor shall have and retain all rights to use and occupy the premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, that Grantor's use and occupation of the premise may not interfere with Grantee's use of the premises for the purposes herein described.

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 the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor.

Dated this 16 day of July, 2024.

Elk Grove Estates Homeowners' Association

By: [Signature]
Signature

Stephan Magenta, President

ATTEST:

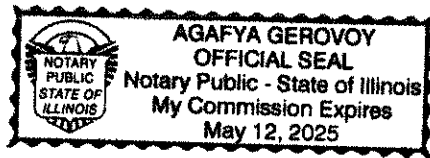
By: [Signature]
Signature

Carol Roth, Secretary

State of Illinois)
County of Cook) ss

This instrument was acknowledged before me on July 16, 2024 by Stephan Magenta, as President and Carol Roth, as Secretary of Elk Grove Estates Homeowners' Association.

(SEAL)



[Signature]
Notary Public

My Commission Expires: May 12, 2025

This instrument was prepared by: J. Steve Santacruz, Santacruz Land Acquisitions, 222 Northfield Road, Suite 201, Northfield, IL 60093

and after recording, mail this instrument to:

Santacruz Land Acquisitions
222 Northfield Rd, St 201, Northfield, IL 60093

Route: Leicester Road
Section: 19-00070-00-BR
Job No.: R-90-005-22
County: Cook
Parcel: 0003TE-A
Sta. 112+99.33 to
Sta. 114+86.43
Index No.: 08-29-300-003

That part of Lot 1 in Elk Grove Estates Lake Lot – Parcel “A”, being a subdivision in the Southwest quarter of Section 29 and the Northwest quarter of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1971 as Document 21763920, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.999975, described as follows:

Commencing at the Southwest corner of said Lot 1; thence on an Illinois Coordinate System NAD 83 (2011) East Zone bearing of North 00 degrees 41 minutes 50 seconds West along the West line of said Lot 1, a distance of 75.00 feet to the point of beginning; thence North 89 degrees 14 minutes 49 seconds East, a distance of 50.00 feet; thence North 00 degrees 41 minutes 50 seconds West, a distance of 114.64 feet; thence along an arc to the left, having a radius of 780.00 feet, an arc length of 75.48 feet, and a chord bearing North 03 degrees 28 minutes 10 seconds West, 75.45 feet; thence South 89 degrees 14 minutes 49 seconds West, a distance of 50.25 feet to a point on the West line of said Lot 1; thence along an arc to the right, said arc being the West line of said Lot 1, having a radius of 730.00 feet, an arc length of 30.10 feet and a chord bearing South 05 degrees 26 minutes 15 seconds East, 30.10 feet; thence North 89 degrees 14 minutes 49 seconds East, a distance of 20.04 feet; thence along an arc to the right, having a radius of 750.00 feet, an arc length of 45.36 feet and a chord bearing South 02 degrees 25 minutes 48 seconds East, 45.31 feet; thence South 00 degrees 41 minutes 50 seconds East, a distance of 84.66 feet; thence South 89 degrees 14 minutes 49 seconds West, a distance of 20.00 feet to a point on the West line of said Lot 1; thence South 00 degrees 41 minutes 50 seconds East along the West line of said Lot 1, a distance of 30.00 feet to the point of beginning, in Cook County, Illinois.

Said parcel containing 0.159 Acres, more or less.

Route: Wellington Avenue
Section: 19-00070-00-BR
Job No.: R-90-005-22
County: Cook
Parcel: 0003TE-B
Sta. 500+80.90 to
Sta. 502+70.90
Index No.: 08-29-300-003

That part of Lot 1 in Elk Grove Estates Lake Lot – Parcel “A”, being a subdivision in the Southwest quarter of Section 29 and the Northwest quarter of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1971 as Document 21763920, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.999975, described as follows:

Commencing at the Southwest corner of said Lot 1; thence on an Illinois Coordinate System NAD 83 (2011) East Zone bearing of South 84 degrees 56 minutes 07 seconds East along the South line of said Lot 1, a distance of 54.24 feet to the point of beginning; thence North 05 degrees 11 minutes 12 seconds East, a distance of 50.00 feet; thence South 84 degrees 56 minutes 07 seconds East, a distance of 190.00 feet; thence South 05 degrees 11 minutes 12 seconds West, a distance of 50.00 feet to a point on the South line of said Lot 1; thence North 84 degrees 56 minutes 07 seconds West along the South line of said Lot 1, a distance of 30.00 feet; thence North 05 degrees 11 minutes 12 seconds East, a distance of 20.00 feet; thence North 84 degrees 56 minutes 07 seconds West, a distance of 130.00 feet; thence South 05 degrees 11 minutes 12 seconds West, a distance of 20.00 feet to a point on the South line of said Lot 1; thence North 84 degrees 56 minutes 07 seconds West along the South line of said Lot 1, a distance of 30.00 feet to the point of beginning, in Cook County, Illinois.

Said parcel containing 0.158 Acres, more or less.



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 NORTHEAST CORNER OF LEICESTER ROAD AT
WELLINGTON AVENUE
Street address of property (or 911 address, if available)

ELK GROVE VILLAGE 60007-0000
City or village ZIP

Elk Grove
Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

<u>08-29-300-003-0000</u>	<u>0.120</u>	<u>Acres</u>	<u>Yes</u>
<small>Primary PIN</small>	<small>Lot size or acreage</small>	<small>Unit</small>	<small>Split Parcel</small>

4 Date of instrument: 7/16/2024
Date

5 Type of instrument (Mark with an "X."): Warranty deed
Quit claim deed Executor deed Trustee deed
X Beneficial interest Other (specify):

6 Yes X No Will the property be the buyer's principal residence?

7 Yes X No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

- a X Land/lot only
- b Residence (single-family, condominium, townhome, or duplex)
- c Mobile home residence
- d Apartment building (6 units or less) No. of units: _____
- e Apartment building (over 6 units) No. of units: _____
- f Office
- g Retail establishment
- h Commercial building (specify): _____
- i Industrial building
- j Farm
- k X Other (specify): RIGHT OF WAY

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: _____

<u>Demolition/damage</u>	<u>Additions</u>	<u>Major remodeling</u>
<u>New construction</u>	<u>Other (specify):</u>	

10 Identify only the items that apply to this sale.

- a Fulfillment of installment contract
year contract initiated : _____
- b Sale between related individuals or corporate affiliates
- c Transfer of less than 100 percent interest
- d Court-ordered sale
- e Sale in lieu of foreclosure
- f Condemnation
- g Short sale
- h Bank REO (real estate owned)
- i Auction sale
- j Seller/buyer is a relocation company
- k X Seller/buyer is a financial institution or government agency
- l Buyer is a real estate investment trust
- m Buyer is a pension fund
- n Buyer is an adjacent property owner
- o Buyer is exercising an option to purchase
- p Trade of property (simultaneous)
- q Sale-leaseback
- r Other (specify): _____
- s Homestead exemptions on most recent tax bill:
 - 1 General/Alternative _____ 0.00
 - 2 Senior Citizens _____ 0.00
 - 3 Senior Citizens Assessment Freeze _____ 0.00

Step 3: Enter the legal description from the deed. Enter the legal description from the deed.

THAT PART OF LOT 1 IN ELK GROVE ESTATES LAKE LOT – PARCEL "A", BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1971 AS DOCUMENT 21763920, IN COOK COUNTY, ILLINOIS, BEARINGS AND DISTANCES BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011 ADJUSTMENT), WITH A COMBINED FACTOR OF 0.999975, DESCRIBED AS FOLLOWS:



Declaration ID: 20240701654606

Status: Declaration Submitted

State/County Stamp: Not Issued

Document No.: Not Recorded

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ON AN ILLINOIS COORDINATE SYSTEM NAD 83 (2011) EAST ZONE BEARING OF NORTH 00 DEGREES 41 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 41 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 84.68 FEET; THENCE ALONG AN ARC TO THE LEFT, SAID ARC BEING THE WEST LINE OF SAID LOT 1, HAVING A RADIUS OF 730.00 FEET, AN ARC LENGTH OF 45.34 FEET AND A CHORD BEARING NORTH 02 DEGREES 28 MINUTES 36 SECONDS WEST, 45.34 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 49 SECONDS EAST, A DISTANCE OF 20.04 FEET; THENCE ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET, AN ARC LENGTH OF 45.36 FEET AND A CHORD BEARING SOUTH 02 DEGREES 25 MINUTES 48 SECONDS EAST, 45.31 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 50 SECONDS EAST, A DISTANCE OF 84.66 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 49 SECONDS WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 0.060 ACRES, MORE OR LESS.

THAT PART OF LOT 1 IN ELK GROVE ESTATES LAKE LOT - PARCEL "A", BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1971 AS DOCUMENT 21763920, IN COOK COUNTY, ILLINOIS, BEARINGS AND DISTANCES BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011 ADJUSTMENT), WITH A COMBINED FACTOR OF 0.999975, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ON AN ILLINOIS COORDINATE SYSTEM NAD 83 (2011) EAST ZONE BEARING OF SOUTH 84 DEGREES 56 MINUTES 07 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 84.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 84 DEGREES 56 MINUTES 07 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 130.00 FEET; THENCE NORTH 05 DEGREES 11 MINUTES 12 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 84 DEGREES 56 MINUTES 07 SECONDS WEST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 05 DEGREES 11 MINUTES 12 SECONDS WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 0.060 ACRES, MORE OR LESS.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer 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. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. 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.

Seller Information

ELK GROVE ESTATES HOMEOWNERS' ASSOCIATION

Seller's or trustee's name Seller's trust number (if applicable - not an SSN or FEIN)

805 LEICESTER RD APT 106 ELK GROVE VILLAGE IL 60007-3386
Street address (after sale) City State ZIP

630-417-0901 USA
Seller's daytime phone Phone extension Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Buyer Information

VILLAGE OF ELK GROVE VILLAGE

Buyer's or trustee's name Buyer's trust number (if applicable - not an SSN or FEIN)

450 E DEVON AVE ELK GROVE VILLAGE IL 60007-4637
Street address (after sale) City State ZIP

847-734-8800 USA
Buyer's daytime phone Phone extension Country



Declaration ID: 20240701654606
Status: Declaration Submitted
Document No.: Not Recorded

State/County Stamp: Not Issued

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Mail tax bill to:

VILLAGE OF ELK GROVE VILLAGE	450 E DEVON AVE	ELK GROVE VILLAGE	IL	60007-4637
Name or company	Street address	City	State	ZIP

USA
Country

Preparer Information

J STEVE SANTACRUZ - SANTACRUZ LAND ACQUISITIONS

Preparer and company name	Preparer's file number (if applicable)	Escrow number (if applicable)
222 NORTHFIELD RD STE 201	NORTHFIELD	IL 60093-3347
Street address	City	State ZIP
jsteve@santacruz-associates.com	847-251-5800	USA
Preparer's email address (if available)	Preparer's daytime phone	Phone extension Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.")
 _____ Extended legal description _____ Form PTAX-203-A
 _____ Itemized list of personal property _____ Form PTAX-203-B

To be completed by the Chief County Assessment Officer	
<p>1 _____ County Township Class Cook-Minor Code 1 Code 2</p> <p>2 Board of Review's final assessed value for the assessment year prior to the year of sale.</p> <p>Land _____</p> <p>Buildings _____</p> <p>Total _____</p>	<p>3 Year prior to sale _____</p> <p>4 Does the sale involve a mobile home assessed as real estate? _____ Yes _____ No</p> <p>5 Comments</p>
Illinois Department of Revenue Use	Tab number



Declaration ID: 20240701654606
Status: Declaration Submitted
Document No.: Not Recorded

State/County Stamp: Not Issued



Declaration ID: 20240701654606

Status: Declaration Submitted

Document No.: Not Recorded

State/County Stamp: Not Issued



PTAX-203-B

Illinois Real Estate Transfer Declaration Supplemental Form B

(Beneficial interest transfers - do not use for deeds or trust documents)

Step 1: Identify the property

1 Enter the property's street address, city or village, and township from Line 1 on Form PTAX-203.

NORTHEAST CORNER OF LEICESTER ROAD AT WELLINGTON AVENUE ELK GROVE VILLAGE Elk Grove
City or village Township

2 Enter the parcel identifying number from Line 3a on Form PTAX-203.

Parcel Identifier: 08-29-300-003-0000

3 Mark the interest transferred. Ground lease (go to Step 2) Controlling interest in real estate entity (go to Step 3)
 Co-op unit (go to Step 4) Other (specify): Easements (go to Step 4)

Step 2: Ground lease information

- 4 Does the ground lease provide for a term of 30 or more years including any expired portion and all options to renew or extend? Yes No
- 5 Does the lessee have an interest in any improvements on the parcel? Yes No
- 6 Enter the beginning and ending dates of the initial lease term. Lease term: _____ to _____
- 7 Briefly describe any extension or renewal options.

Step 3: Real estate entity information (Attach additional sheet if needed.)

8 Mark type of transfer Single transfer Series of related transfers (Skip Lines 9a and 9b if single transfer.)

9a Enter the date and the percent of interest transferred. Mark if the state transfer tax has been paid for any prior transfer.

Date transferred	% 0	Prior Payment	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Date transferred	% 0	Prior Payment	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Date transferred	% 0	Prior Payment	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Date transferred	% 0	Prior Payment	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Aggregate percent transferred	% 0			

9b Enter the amount of transfer taxes paid for all prior transfers of any interests included on Line 9a. 0.00

10a Is the real estate entity liable for corporate franchise taxes as a result of this transfer? Yes No

10b Enter the amount of corporate franchise tax paid (excluding fees, interest, and penalties). 0.00

10c Identify corporate franchise tax return information.

Corporate Name	File No.	BCA Form No.	Date paid
----------------	----------	--------------	-----------

Step 4: Calculate the amount of transfer tax due. (Round Lines 11a through 15 to the next highest whole dollar.)

- 11a Full actual consideration 6,000.00
- 11b Does Line 11a include a contingent payment for any interest on which state transfer taxes have been paid? Yes No
- 12a Amount of personal property included in the purchase. 0.00
- 12b Was the value of a mobile home included on Lines 11a and 12a? Yes No
- 13 Subtract Line 12a from Line 11a 6,000.00
- 14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11a. 0.00
- 15 Outstanding mortgage amount to which the transferred real property remains subject 0.00
- 16 If this transfer is exempt, identify the provision. b k m



Declaration ID: 20240701654606

Status Declaration Submitted

Document No.: Not Recorded

State/County Stamp: Not Issued

17 Subtract Lines 14 and 15 from Line 13	0.00
18 Illinois tax — \$.50 per \$500 of value or fraction thereof on Line 17.	0.00
19 County tax.	0.00
20 Amount of transfer taxes paid (amount from Line 9b).	0.00
21 Amount of corporate franchise tax paid (amount from Line 10b)	0.00
22 Add Lines 18 and 19, then subtract Lines 20 and 21. Total amount of transfer tax due.	0.00



Declaration ID: 20240701654606
 Status: Declaration Submitted
 Document No.: Not Recorded

State/County Stamp: Not Issued
 City Stamp:

COOK COUNTY

Real Estate Transfer Declaration

PROPERTY IDENTIFICATION:

Address of Property NORTHEAST CORNER OF LEICESTER ROAD ELK GROVE VILLAGE 60007-0000
~~ST WELINGTON AVENUE~~ City ZIP

Permanent Real Estate Index No. 08-29-300-003-0000 Township Elk Grove

Date of Deed 7/16/2024 Type of Deed Beneficial interest

TYPE OF PROPERTY:

- Single Family
- Condo, co-op
- 4 or more units (residential)
- Mixed use (commer. & resid.)
- Commercial
- Industrial
- Vacant Land
- Other (select description)

INTEREST TRANSFERRED:

- Fee title
- Beneficial interest in a land trust
- Lessee interest in a ground lease
- Controlling interest in real estate entity (ord. Sec. 2)
- Other (select description) Easements

LEGAL DESCRIPTION:

Sec. 29 Twp. Elk Grove Range 11
 THAT PART OF LOT 1 IN ELK GROVE ESTATES LAKE LOT – PARCEL "A", BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1971 AS DOCUMENT 21763920, IN COOK COUNTY, ILLINOIS, BEARINGS AND DISTANCES BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011 ADJUSTMENT), WITH A COMBINED FACTOR OF 0.999975, DESCRIBED AS FOLLOWS:
~~COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1;~~
 THENCE ON AN ILLINOIS COORDINATE SYSTEM NAD 83 (2011) EAST ZONE BEARING OF NORTH 00 DEGREES 41 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 41 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 84.68 FEET; THENCE ALONG AN ARC TO THE LEFT, SAID ARC BEING THE WEST LINE OF SAID LOT 1, HAVING A RADIUS OF 730.00 FEET, AN ARC LENGTH OF 45.34 FEET AND A CHORD BEARING NORTH 02 DEGREES 28 MINUTES 36 SECONDS WEST, 45.34 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 49 SECONDS EAST, A DISTANCE OF 20.04 FEET; THENCE ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET, AN ARC LENGTH OF 45.36 FEET AND A CHORD BEARING SOUTH 02 DEGREES 25 MINUTES 48 SECONDS EAST, 45.31 FEET; THENCE SOUTH 00 DEGREES 41

COMPUTATION OF TAX:

Full actual consideration	6,000.00
Less amount of personal property included in purchase	0.00
Net consideration for real estate	6,000.00
Less amount of mortgage to which property remains subject	0.00
Net taxable consideration	6,000.00
Amount of tax stamps (\$.25 per \$500 or part thereof)	0.00



Declaration ID: 20240701654606
Status: Declaration Submitted
Document No.: Not Recorded

State/County Stamp: Not Issued
City Stamp:

MINUTES 50 SECONDS EAST, A DISTANCE OF 84.66 FEET;
 THENCE SOUTH 89 DEGREES 14
 MINUTES 49 SECONDS WEST, A DISTANCE OF 20.00 FEET TO
 THE POINT OF BEGINNING, IN
 COOK COUNTY, ILLINOIS.
 SAID PARCEL CONTAINING 0.060 ACRES, MORE OR LESS.
 THAT PART OF LOT 1 IN ELK GROVE ESTATES LAKE LOT –
 PARCEL "A", BEING A SUBDIVISION
 IN THE SOUTHWEST QUARTER OF SECTION 29 AND THE
 NORTHWEST QUARTER OF SECTION 32,
 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD
 PRINCIPAL MERIDIAN, ACCORDING TO
 THE PLAT THEREOF RECORDED DECEMBER 31, 1971 AS
 DOCUMENT 21763920, IN COOK
 COUNTY, ILLINOIS, BEARINGS AND DISTANCES BASED ON
 THE ILLINOIS STATE PLANE
 COORDINATE SYSTEM, EAST ZONE, NAD83 (2011
 ADJUSTMENT), WITH A COMBINED
 FACTOR OF 0.999975, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1;
 THENCE ON AN ILLINOIS
 COORDINATE SYSTEM NAD 83 (2011) EAST ZONE BEARING
 OF SOUTH 84 DEGREES 56
 MINUTES 07 SECONDS EAST ALONG THE SOUTH LINE OF
 SAID LOT 1, A DISTANCE OF 84.24
 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING
 SOUTH 84 DEGREES 56 MINUTES 07
 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1, A
 DISTANCE OF 130.00 FEET; THENCE
 NORTH 05 DEGREES 11 MINUTES 12 SECONDS EAST, A
 DISTANCE OF 20.00 FEET; THENCE
 NORTH 84 DEGREES 56 MINUTES 07 SECONDS WEST, A
 DISTANCE OF 130.00 FEET; THENCE
 SOUTH 05 DEGREES 11 MINUTES 12 SECONDS WEST, A
 DISTANCE OF 20.00 FEET TO THE
 POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
 SAID PARCEL CONTAINING 0.060 ACRES, MORE OR LESS.

ATTESTATION OF PARTIES: we hereby declare the full actual consideration and above facts contained in the declaration to be true and correct.

ELK GROVE ESTATES HOMEOWNERS' ASSOCIATION	805 LEICESTER RD APT 106	ELK GROVE VILLAGE	60007-3386
--	--------------------------	-------------------	------------

_____ Name and Address of Seller	_____ Street or Rural Route	_____ City	_____ ZIP Code
-------------------------------------	--------------------------------	---------------	-------------------

VILLAGE OF ELK GROVE VILLAGE	450 E DEVON AVE	ELK GROVE VILLAGE	60007-4637
------------------------------	-----------------	-------------------	------------

_____ Name and Address of Buyer	_____ Street or Rural Route	_____ City	_____ ZIP Code
------------------------------------	--------------------------------	---------------	-------------------

Buyer has a different mailing address for tax documents.

VILLAGE OF ELK GROVE VILLAGE	450 E DEVON AVE	ELK GROVE VILLAGE	IL	60007-4637
------------------------------	-----------------	----------------------	----	------------

_____ Name or company	_____ Street address	_____ City	_____ State	_____ ZIP Code
--------------------------	-------------------------	---------------	----------------	-------------------

Exempt Transfers

(Select the Appropriate Exemption)

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.



Declaration ID: 20240701654606

Status: Declaration Submitted

Document No.: Not Recorded

State/County Stamp: Not Issued

City Stamp:

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

Transfer is not exempt.

A. Transfers of real property made prior to May 21, 1979, where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;

B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation, or institution organized and operated exclusively for charitable, religious, or educational purposes or acquired by any international organization not subject to local taxes under applicable law;

FEIN of entity holding IRS Tax Exempt Status 000000

Note: Prepare to present proof of IRS tax exempt status, if requested, at time of recording.

C. Transfers in which the deed, assignment, or other instrument of transfer secures debt or other obligation;

D. Transfers in which the deed, assignment, or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment, or other instrument of transfer previously recorded or delivered;

E. Transfers in which the transfer price is less than \$100.00;

F. Transfers in which the deed is a tax deed;

G. Transfers in which the deed, assignment, or other instrument of transfer releases property which secures debt or other obligations;

H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;

I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;

J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;

K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;

Provide bankruptcy court docket number: _____

L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filling the declaration; and

M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.

PLAT ACT AFFIDAVIT

State of Illinois

County of Cook } SS.

AGAPYA GEROLUY being duly sworn on oath, states that she resides at 222 Northfield Rd # 201, Northbrook. 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 of 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.

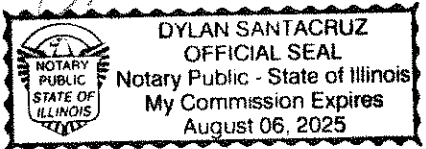
Affiant further state that she makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 16 day of July, 2024

Dylan Santacruz

[Signature]



Village of Elk Grove Village

Receipt of Conveyance Documents and Disbursement Statement

Owner: Elk Grove Estates Homeowners' Association
Job No.: R-90-005-22
Parcel No.: 0003 PE(A+B) & TE(A+B)

The Village of Elk Grove Village ("Village") (Grantee) acknowledges Receipt of the following:

(check all that apply)

- Warranty or Trustee's Deed covering acres
- Permanent Easement covering 0.120 acres
- Temporary Easement covering 0.317 acres

all located in Cook County, Illinois as right of way for Leicester Rd and Wellington Ave, dated July 16, 2014, executed by the undersigned Grantors.

Grantor and Grantee agree as follows:

1. The payment of the sum of Nineteen Thousand One Hundred and no/100 Dollars (\$19,100.00) to Grantor as total consideration for the easements by Grantee is subject to Grantee's approval of title and documentation.
2. All improvements located, wholly or partially, on the parcel shall become the property of the Grantee, unless provided as follows: NONE.
3. Possession and right to use the property occur when Grantee delivers payment 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>TIN/FEIN/SSN**</u>	<u>Address</u>	<u>Amount</u>
Elk Grove Estates Homeowners' Association		C/O Association One 617 Industrial Drive SE Lonsdale, MN 55046	\$19,100.00
			\$
			\$

*If multiple names, on the same warrant, list first and circle the name of the person or entity whose TIN/FEIN/SSN is entered above. If lien holder is to be paid by warrant, use Grantor's TIN or SSN with their name listed first and lien holder second. The first payee must match the TIN used.

****Attach a current W-9 form for each TIN/FEIN/SSN.**

5. **NON-FOREIGN CERTIFICATION – FIRPTA.** Section 1445 of the Internal Revenue Code provides that a transferee (buyer) 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.

SW
Initial

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 of Conveyance Documents and Disbursement Statement is the entire and exclusive agreement between the parties and supersede any written or oral understanding, promise or agreement, directly or indirectly related to the conveyance 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: July 16, 2024

Grantor: Elk Grove Estates Homeowners' Association

Stephan Magenta
Signature

Stephan Magenta, President

Date: _____, 20____

Grantee:
The Village of Elk Grove Village

for Village of Elk Grove Village ("Village")

**Village of Elk Grove
Village**

Affidavit of Title

Owner: Elk Grove Estates Homeowners' Association
Address: Northeast corner of Leicester Road at Wellington Avenue - Common Address: Elk Grove Village, Illinois 60007
Route: Leicester Rd and Wellington Ave
Section: Leicester Road and Wellington Avenue
County: Cook
Project:
Job No. R-90-005-22
Parcel No. 0003 PE(A+B) & TE(A+B)
P.I.N. No. 08-29-300-003

State of Illinois)
) ss.
County of Cook)

I, Stephan Magenta, President, being first duly sworn upon oath states as follows:

- 1. Affiant has personal knowledge of the facts averred herein.
- 2. There are **no parties** other than Grantor in possession of any portion of the premises described in the attached Exhibit "A" through easement, lease, oral or written, or otherwise, whether or not of record.
- There are no parties other than Grantor **and the parties listed below** in possession of any portion of the premises described in the attached Exhibit "A" through easement, lease, oral or written, or otherwise, whether or not of record:

SEE ATTACHED EXHIBIT "A"

- 3. This affidavit is made to provide factual representation as a basis for **Village of Elk Grove Village** 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.
- 4. The affiant has no knowledge of any driveway agreements, encroachments, overlaps, or boundary line disputes involving the premises to be conveyed.
- 5. 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 six (6) months immediately preceding the date of the affidavit, out of which a claim for a 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. 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.
- 7. 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.
- 8. Per 50 ILCS 105/3.1, 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:
- 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.
- Publicly-Traded Corporation.** There is no readily known shareholder having more than 7-1/2% of 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.	_____	_____

- Land Trust or Declaration of Trust.** The identity of each beneficiary of Grantor Trust is as follows:

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

* 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.

Dated this 16 day of July, 2024.

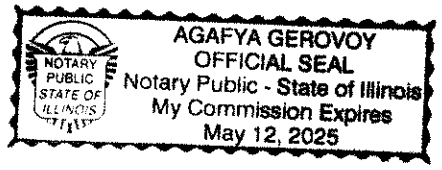
By: [Signature]

Stephan Magenta, President

State of Illinois)
County of Cook) ss.

This instrument was acknowledged before me on July 16, 2024, by Stephan Magenta.

(SEAL)



[Signature]
Notary Public

My Commission Expires: May 12, 2025

NOTE: THIS AFFIDAVIT MAY BE EXECUTED AND ACKNOWLEDGED ON BEHALF OF THE RECORD OWNER(S) BY ANY ONE OF THE RECORD OWNERS, OFFICERS, MANAGERS, PARTNERS, OR TRUSTEES HAVING KNOWLEDGE OF THE FACTS IN THIS AFFIDAVIT.

Date: 10/02/2023

WTC File Number: BWE-2021CO-20930.0
Order: ELKGR 181136
Parcel: 0003 PE(A+B) & TE(A+B)

A.L.T.A. COMMITMENT FORM
-Schedule A Continued-

LOT 1 IN ELK GROVE ESTATE LAKES LOT PARCEL A, BEING A
SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 29, AND THE
NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST
OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,
ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 31, 1971
AS DOCUMENT NO. 21763920 IN THE OFFICE OF THE RECORDER OF
DEEDS OF COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER(S): 08-29-300-003

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

Agent for:
Fidelity National Title Insurance Company

Owner: Elk Grove Estates
Homeowners' Association
Route: Leicester Rd and Wellington
Ave
Section: Leicester Road and
Wellington Avenue
County: Cook
Project No.: 19-00070-00-BR
Job No.: R-90-005-22
Parcel No.: 0003 PE(A+B) & TE(A+B)
P.I.N. No.: 08-29-300-003

CERTIFIED RESOLUTION
(Homeowners' Association-Corporation)

I, Carol Roth, Secretary of Elk Grove Estates Homeowners' Association, an Illinois not-for-profit corporation duly authorized to do business in the State of Illinois, do hereby certify that:

1. The following is a true and correct copy of a resolution adopted by the Board of Directors/Managers of said corporation, a quorum of its directors/managers being present at a meeting held on the 8 day of July, 2024 and

2. The resolution has not been amended or revoked and is in full force and effect.

Resolved that at a meeting of the condominium unit owners held on the 8 day of July, 2024 in accordance with the terms of the condominium declaration, the unit owners approved a resolution authorizing the sale of the homeowners' association's interest in the following described real estate ("Real Estate") Cook County, Illinois to the Village of Elk Grove Village ("Village") for highway purposes for the sum of Nineteen Thousand One Hundred and no/100 Dollars (\$19,100.00):

See attached legal description.

Further resolved that Stephan Magenta, President, and Carol Roth, Secretary of the homeowners' association whose signatures appear below are hereby authorized and directed to sell the homeowners' association's interest in the real estate to IDOT in accordance with the above-referenced resolution and they are authorized and directed to execute and deliver such instruments as may be necessary or convenient to consummate such sale.

I certify that the following offices are now held by the following individuals whose genuine signatures appear above their respective names and titles:

[Signature]
Signature of President

Stephan Magenta

Dated this 16 day of July, 2024

Elk Grove Estates Homeowners' Association

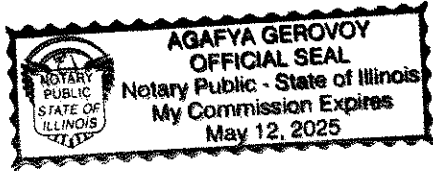
By: *[Signature]*
Signature of Secretary

Carol Roth

State of Illinois)
County of Cook) ss

This instrument was acknowledged before me on July 16, 2024, by
Carol Roth, as Secretary of Elk Grove Estates Homeowners' Association.

(SEAL)



[Signature]
Notary Public

My Commission Expires: May 12, 2025

Route: Leicester Road
Section: 19-00070-00-BR
Job No.: R-90-005-22
County: Cook
Parcel: 0003PE-A
Sta. 113+29.33 to
Sta. 114+57.58
Index No.: 08-29-300-003

That part of Lot 1 in Elk Grove Estates Lake Lot – Parcel “A”, being a subdivision in the Southwest quarter of Section 29 and the Northwest quarter of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1971 as Document 21763920, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.999975, described as follows:

Commencing at the Southwest corner of said Lot 1; thence on an Illinois Coordinate System NAD 83 (2011) East Zone bearing of North 00 degrees 41 minutes 50 seconds West along the West line of said Lot 1, a distance of 105.00 feet to the point of beginning; thence North 00 degrees 41 minutes 50 seconds West along the West line of said Lot 1, a distance of 84.68 feet; thence along an arc to the left, said arc being the West line of said Lot 1, having a radius of 730.00 feet, an arc length of 45.34 feet and a chord bearing North 02 degrees 28 minutes 36 seconds West, 45.34 feet; thence North 89 degrees 14 minutes 49 seconds East, a distance of 20.04 feet; thence along an arc to the right, having a radius of 750.00 feet, an arc length of 45.36 feet and a chord bearing South 02 degrees 25 minutes 48 seconds East, 45.31 feet; thence South 00 degrees 41 minutes 50 seconds East, a distance of 84.66 feet; thence South 89 degrees 14 minutes 49 seconds West, a distance of 20.00 feet to the point of beginning, in Cook County, Illinois.

Said parcel containing 0.060 Acres, more or less.

Route: Wellington Avenue
Section: 19-00070-00-BR
Job No.: R-90-005-22
County: Cook
Parcel: 0003PE-B
Sta. 501+10.90 to
Sta. 502+40.90
Index No.: 08-29-300-003

That part of Lot 1 in Elk Grove Estates Lake Lot – Parcel “A”, being a subdivision in the Southwest quarter of Section 29 and the Northwest quarter of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1971 as Document 21763920, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.999975, described as follows:

Commencing at the Southwest corner of said Lot 1; thence on an Illinois Coordinate System NAD 83 (2011) East Zone bearing of South 84 degrees 56 minutes 07 seconds East along the South line of said Lot 1, a distance of 84.24 feet to the point of beginning; thence continuing South 84 degrees 56 minutes 07 seconds East along the South line of said Lot 1, a distance of 130.00 feet; thence North 05 degrees 11 minutes 12 seconds East, a distance of 20.00 feet; thence North 84 degrees 56 minutes 07 seconds West, a distance of 130.00 feet; thence South 05 degrees 11 minutes 12 seconds West, a distance of 20.00 feet to the point of beginning, in Cook County, Illinois.

Said parcel containing 0.060 Acres, more or less.

Route: Leicester Road
Section: 19-00070-00-BR
Job No.: R-90-005-22
County: Cook
Parcel: 0003TE-A
Sta. 112+99.33 to
Sta. 114+86.43
Index No.: 08-29-300-003

That part of Lot 1 in Elk Grove Estates Lake Lot – Parcel “A”, being a subdivision in the Southwest quarter of Section 29 and the Northwest quarter of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1971 as Document 21763920, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.999975, described as follows:

Commencing at the Southwest corner of said Lot 1; thence on an Illinois Coordinate System NAD 83 (2011) East Zone bearing of North 00 degrees 41 minutes 50 seconds West along the West line of said Lot 1, a distance of 75.00 feet to the point of beginning; thence North 89 degrees 14 minutes 49 seconds East, a distance of 50.00 feet; thence North 00 degrees 41 minutes 50 seconds West, a distance of 114.64 feet; thence along an arc to the left, having a radius of 780.00 feet, an arc length of 75.48 feet, and a chord bearing North 03 degrees 28 minutes 10 seconds West, 75.45 feet; thence South 89 degrees 14 minutes 49 seconds West, a distance of 50.25 feet to a point on the West line of said Lot 1; thence along an arc to the right, said arc being the West line of said Lot 1, having a radius of 730.00 feet, an arc length of 30.10 feet and a chord bearing South 05 degrees 26 minutes 15 seconds East, 30.10 feet; thence North 89 degrees 14 minutes 49 seconds East, a distance of 20.04 feet; thence along an arc to the right, having a radius of 750.00 feet, an arc length of 45.36 feet and a chord bearing South 02 degrees 25 minutes 48 seconds East, 45.31 feet; thence South 00 degrees 41 minutes 50 seconds East, a distance of 84.66 feet; thence South 89 degrees 14 minutes 49 seconds West, a distance of 20.00 feet to a point on the West line of said Lot 1; thence South 00 degrees 41 minutes 50 seconds East along the West line of said Lot 1, a distance of 30.00 feet to the point of beginning, in Cook County, Illinois.

Said parcel containing 0.159 Acres, more or less.

Route: Wellington Avenue
Section: 19-00070-00-BR
Job No.: R-90-005-22
County: Cook
Parcel: 0003TE-B
Sta. 500+80.90 to
Sta. 502+70.90
Index No.: 08-29-300-003

That part of Lot 1 in Elk Grove Estates Lake Lot – Parcel “A”, being a subdivision in the Southwest quarter of Section 29 and the Northwest quarter of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1971 as Document 21763920, in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.999975, described as follows:

Commencing at the Southwest corner of said Lot 1; thence on an Illinois Coordinate System NAD 83 (2011) East Zone bearing of South 84 degrees 56 minutes 07 seconds East along the South line of said Lot 1, a distance of 54.24 feet to the point of beginning; thence North 05 degrees 11 minutes 12 seconds East, a distance of 50.00 feet; thence South 84 degrees 56 minutes 07 seconds East, a distance of 190.00 feet; thence South 05 degrees 11 minutes 12 seconds West, a distance of 50.00 feet to a point on the South line of said Lot 1; thence North 84 degrees 56 minutes 07 seconds West along the South line of said Lot 1, a distance of 30.00 feet; thence North 05 degrees 11 minutes 12 seconds East, a distance of 20.00 feet; thence North 84 degrees 56 minutes 07 seconds West, a distance of 130.00 feet; thence South 05 degrees 11 minutes 12 seconds West, a distance of 20.00 feet to a point on the South line of said Lot 1; thence North 84 degrees 56 minutes 07 seconds West along the South line of said Lot 1, a distance of 30.00 feet to the point of beginning, in Cook County, Illinois.

Said parcel containing 0.158 Acres, more or less.

RESOLUTION NO. _____

A RESOLUTION ACCEPTING A DEED OF CONVEYANCE / BILL OF SALE OF MAINTENANCE BOND NO. 101199682, IN THE AMOUNT OF \$64,781.09, EXPIRING JUNE 27, 2026, GUARANTEEING THE MAINTENANCE OF THE PUBLIC IMPROVEMENTS FOR THE MAISON DU VAL SUBDIVISION

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, State of Illinois as follows:

Section 1: That the Mayor and Board of Trustees do hereby accept a Deed of Conveyance / Bill of Sale for public improvements as described in the final engineering drawings titled Maison Du Val prepared by W-T Civil Engineering, LLC.

Section 2: That the Village of Elk Grove Village shall accept the original maintenance bond of \$64,781.09, which guarantees the public improvements of watermain, storm sewer, sanitary sewer, roadways, sidewalks, parkway trees and traffic control/street signs for a period of two (2) years or June 27, 2026.

Section 3: That this Resolution shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2024

APPROVED this _____ day of _____ 2024

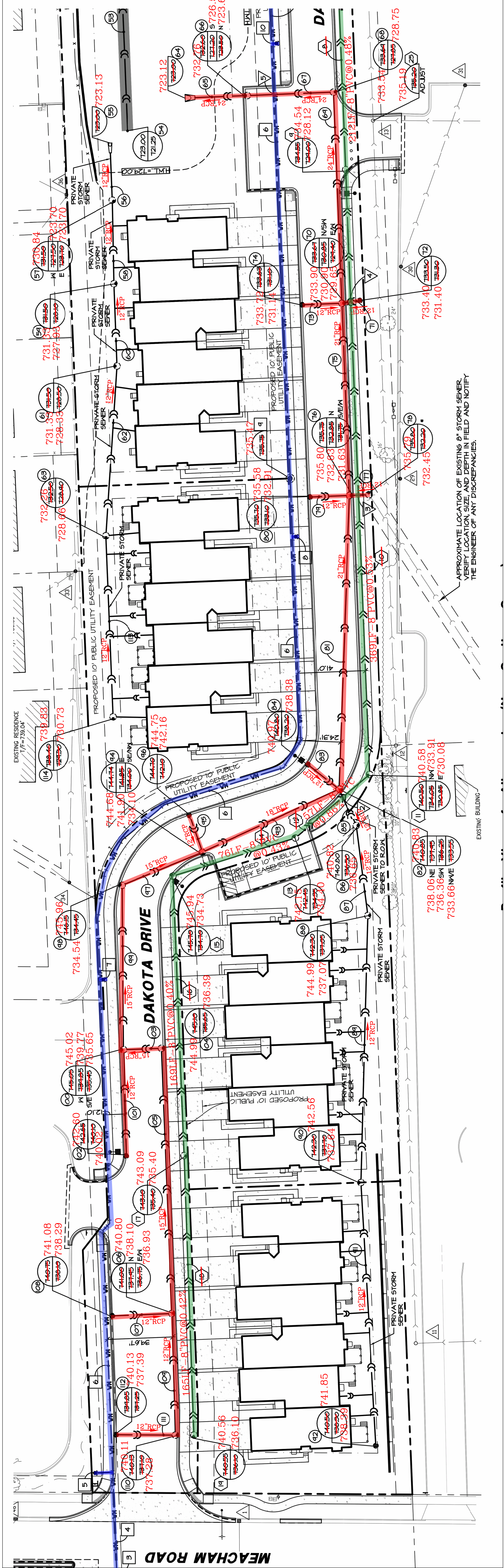
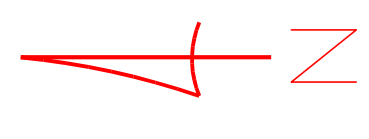
APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

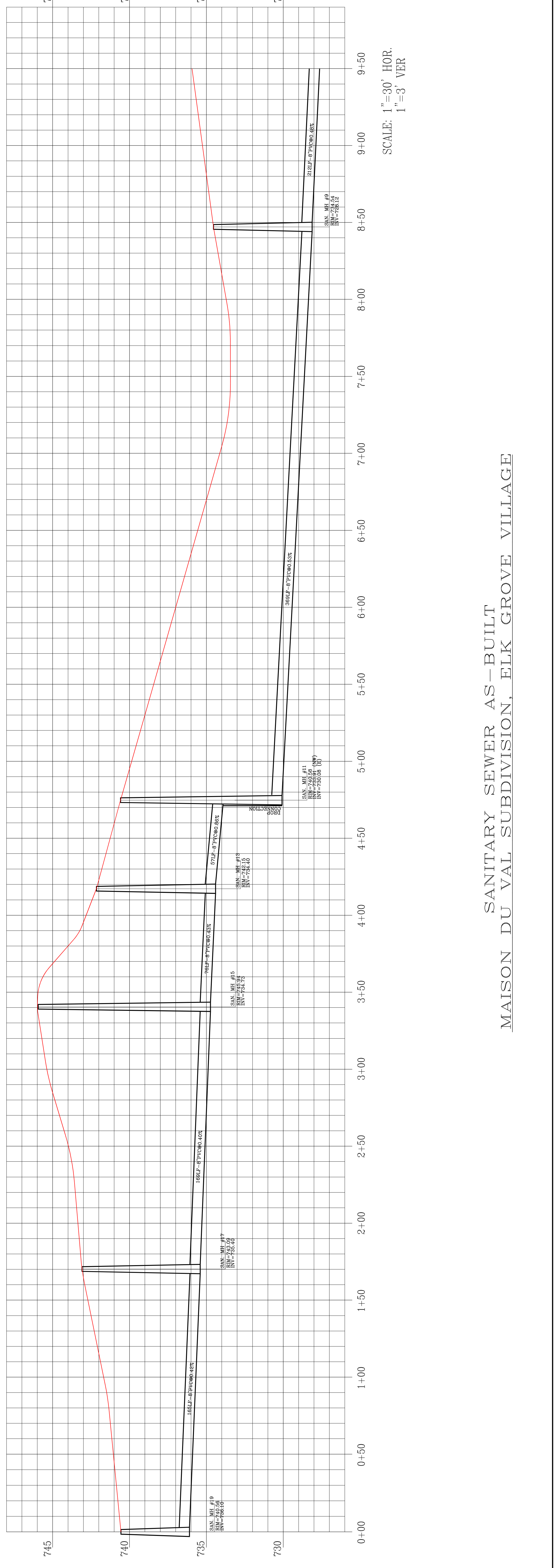
ATTEST:

Loretta M. Murphy, Village Clerk

- Watermain
- Storm Sewer
- Sanitary Sewer



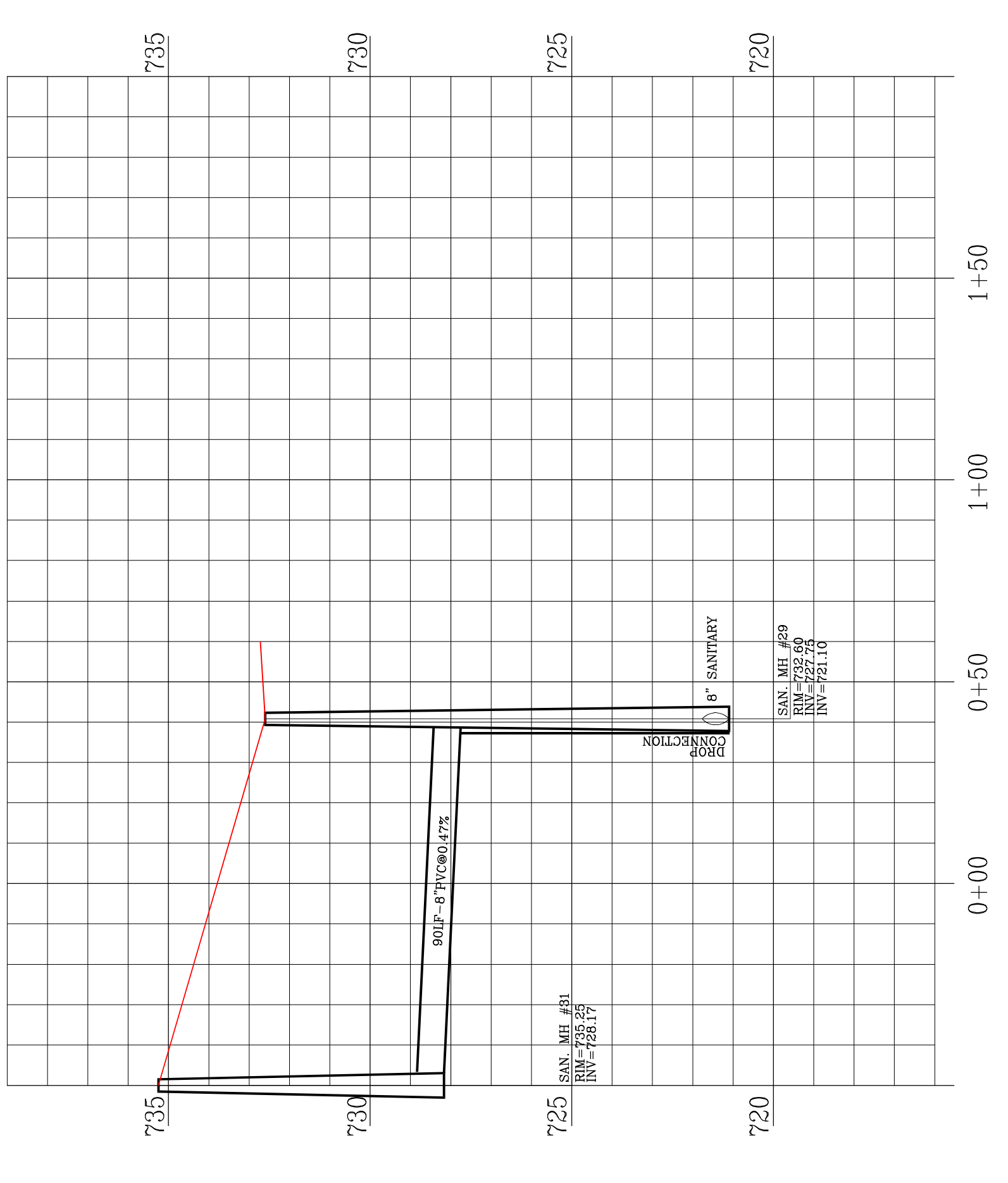
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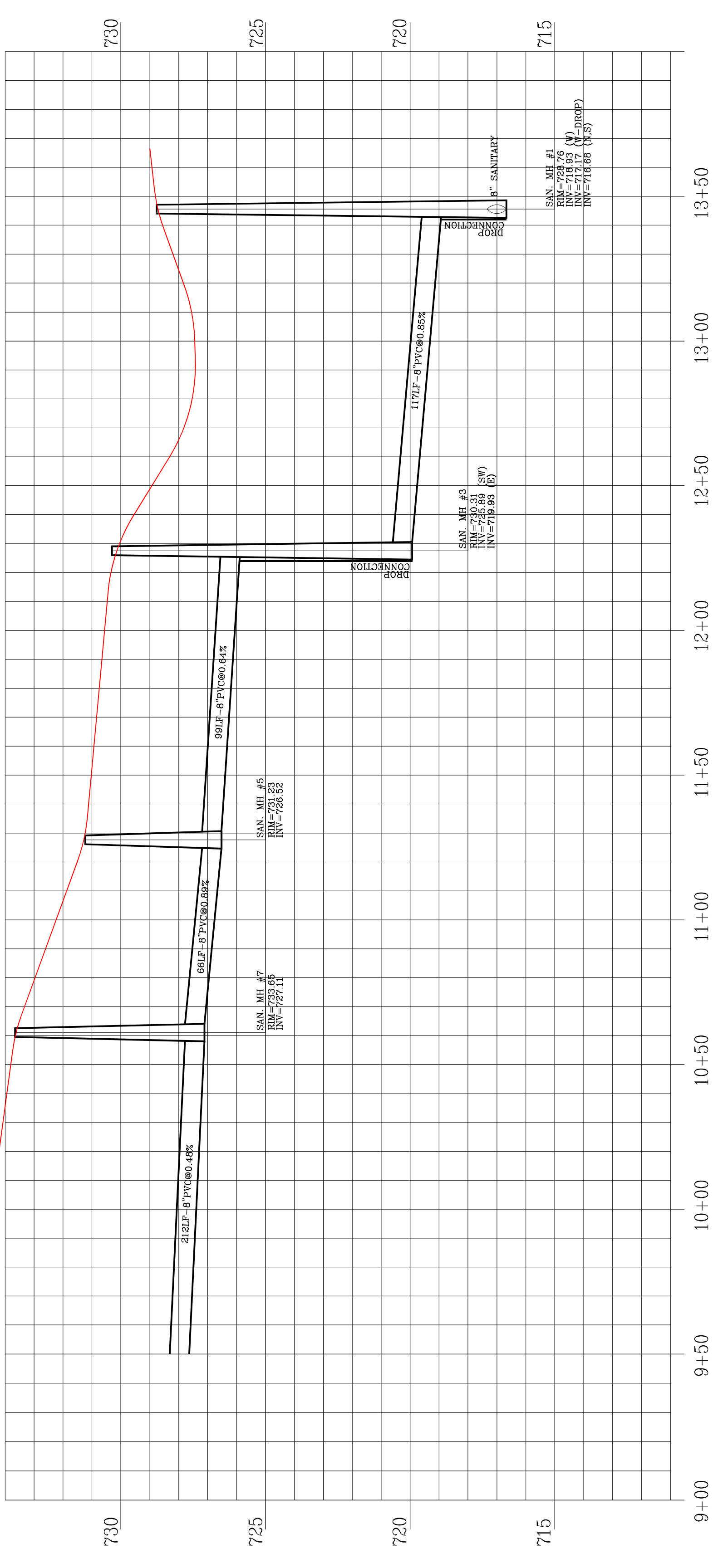
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SANITARY SEWER AS-BUILT
MAISON DU VAL SUBDIVISION, ELK GROVE VILLAGE

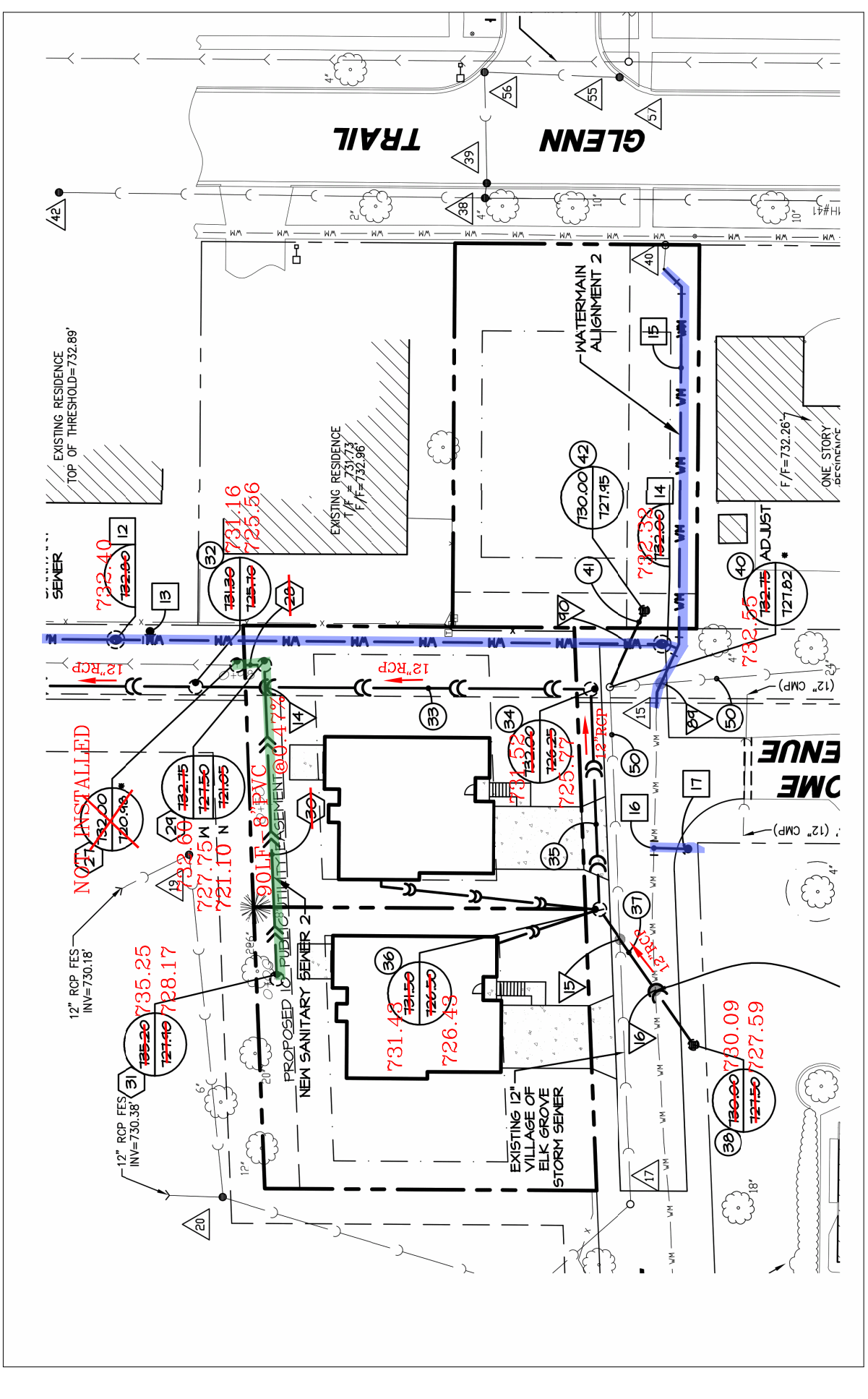
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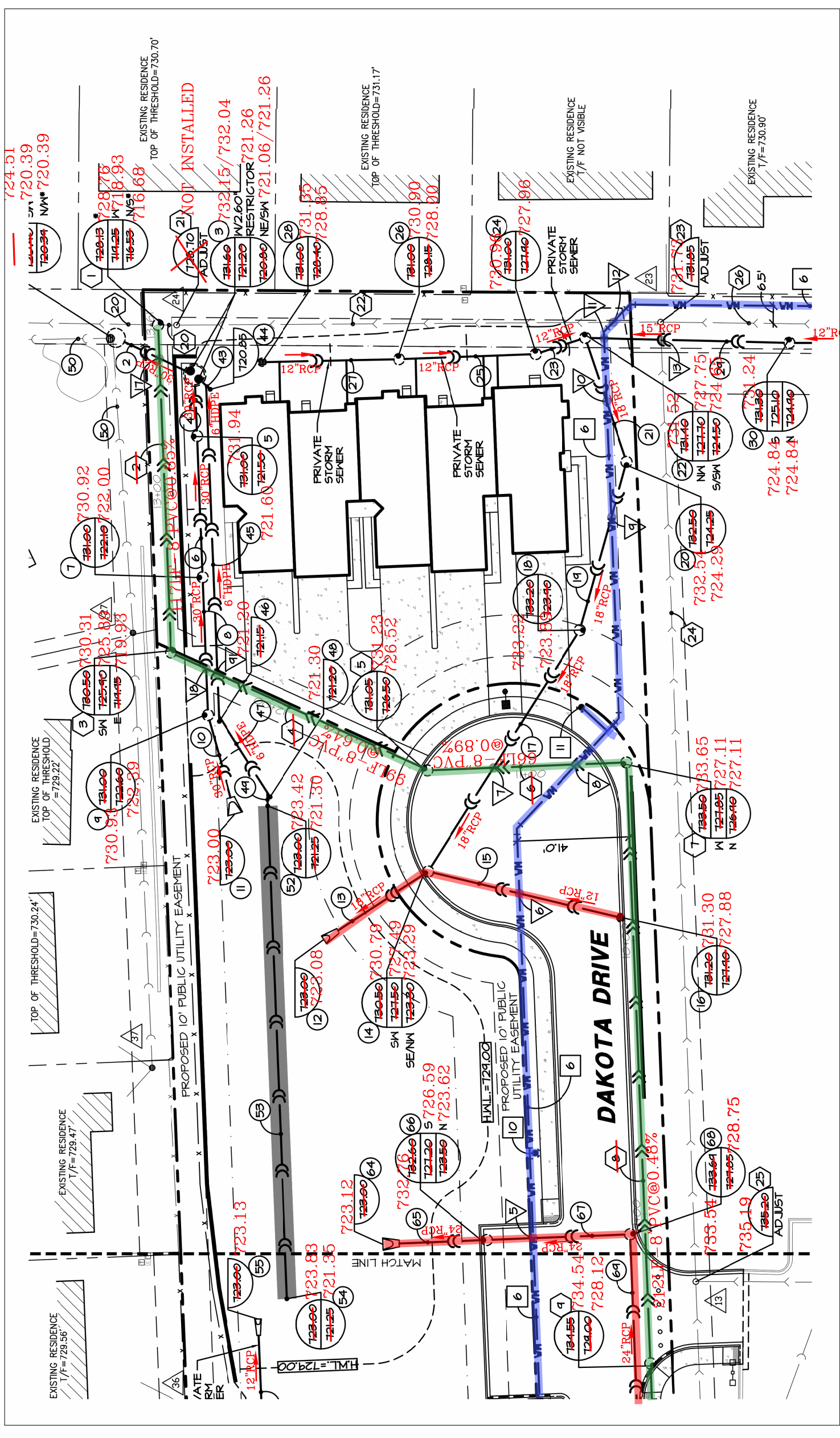
SCALE: 1"=30' HOR.
1"=3' VER



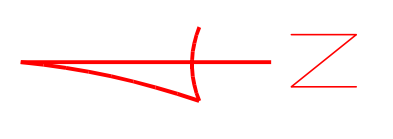
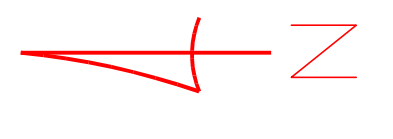
SCALE: 1"=30' HOR.



SCALE: 1"=30' HOR.



- █ Watermain
- █ Storm Sewer
- █ Sanitary Sewer



SANITARY SEWER AS-BUILT
MAISON DU VAL SUBDIVISION, ELK GROVE VILLAGE

PROCEDURE FOR ACCEPTANCE/CONVEYANCE

1. Developer submits one (1) set of blueline record drawings (as-builts).
2. The Village uses the record drawings to prepare a punch list.
3. Punch list work is completed by developer/contractor.
4. Following satisfactory completion of punch list work the developer must submit the following to the Village:
 - A. One (1) set of mylar record drawings (as-builts).
 - B. Two (2) sets of blueline record drawings (as-builts).
 - C. Completed Acceptance/Conveyance Documents (attached).
 - D. Two-year Maintenance Guarantee*
5. Upon receipt of all required items, the Acceptance/Conveyance documents and the Maintenance Guarantee will be submitted to the Village Board for their review and consideration.
6. Upon approval by the Village Board, the original Letter of Credit can be released.

*The maintenance Guarantee can be a Bond, Letter of Credit or cash. The amount shall be 10% of the cost of public improvements or \$10,000, whichever is greater. The guarantee shall be for a period of not less than two (2) years, but can only expire during the months of May, June, July, August, September or October.

CERTIFICATE OF APPROVAL AND INITIAL ACCEPTANCE

SUBDIVISION:

Maison du Val

(Project Name/Phase etc.)

Request is hereby made by Gerard Carey for Emerald Inc
to the Village of Elk Grove Village to approve the subdivision/project described above. The
following information is submitted in support of this request:

- Deed of Conveyance/Bill of Sale
- As-Built Engineering Drawings (1 mylar set/1 Digital Set)
- Bill of Materials (material type, quantities and cost)
- Maintenance Guarantee (Bond, Letter of Credit. etc.)

OWNER(S)/DEVELOPER(S):

Emerald Inc

ADDRESS:

20 Monaco Dr.

Roselle, IL 60172

TELEPHONE:

847-343-8347

REFERENCE:

Plan No. NA Sheets 9 Dated 10-30-2023 & specifications.

Prepared by County Engineers Inc.

and approved by the Village of Elk Grove Village.

IMPROVEMENT DESCRIPTION:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Watermain and Appurtenances | <input checked="" type="checkbox"/> Sidewalk |
| <input checked="" type="checkbox"/> Sanitary Sewer and Appurtenances | <input checked="" type="checkbox"/> Street Lights |
| <input checked="" type="checkbox"/> Storm Sewer and Appurtenances | <input checked="" type="checkbox"/> Parkway Trees |
| <input checked="" type="checkbox"/> Roadway (Curb and Gutter) | <input type="checkbox"/> Ponds (Detention/Retention) |
| <input checked="" type="checkbox"/> Roadway (Markings) | <input type="checkbox"/> Other (Lift station... etc...) |

DESIGN ENGINEER'S CERTIFICATION

To the best of my knowledge and belief, the construction of the above described improvement has been completed in accordance with the referenced approved plans and specifications.

4/29/24
(Date)

062-050585
(IL. P.E. No.)

[Signature]
(Signature)

BRANDON JAFAR



DEVELOPER/OWNER CERTIFICATION

FIELD INSPECTORS' CERTIFICATION

I hereby certify that I (we) have regularly inspected the above described improvements during the progress of construction and that to the best of my/our knowledge and belief the work has been completed in conformance with the approved plans and specifications.

4-29-24
(Date)

[Signature]
(Signature)

President of EMEAD
(Title) Inc.

DEED OF CONVEYANCE/BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, THAT Emerald Inc. (the "Developer"), located at 20 Monaco Dr, Roselle, IL a corporation (corporation, partnership, individual) authorized to do business in the State of Illinois, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby Grant, Sell, Transfer over, Convey and Deliver unto the Village of Elk Grove Village (the "Village"), Cook and DuPage Counties, Illinois, a municipal corporation, to and for its own use forever the following:

UNDERGROUND IMPROVEMENTS

- Watermain and Appurtenances
- Sanitary Sewer and Appurtenances
- Storm Sewer and Appurtenances
- Lift Station and Force Main
- Other _____

SURFACE IMPROVEMENTS

- Roadways (Curb & Gutter/Pavement)(Street Names)
- Sidewalks
- Parkway Trees
- Traffic Control/Street Signs
- Stormwater Retention/Detention Basins
- Other _____

located in the Project known as Maison du Val (the "Project") as described on the "as-built" engineering plans prepared by County Engineers Inc., located at ON 406 DOOLEY DR. GENEVA IL 60134 and dated 10-30-23, which plans with "Bill of Materials" are incorporated by reference and made part hereof.

Whereas, the Developer does hereby warrant to the Village, it is the lawful owner of and has good marketable title to the afore described improvements; that the same are free from all encumbrances; that the Developer has the right to Sell the same; and that the Developer warrants and will defend and hold harmless the Village against the lawful claims and demands of all persons with the respect to the title hereby conveyed; and that the execution of this Bill of Sale/Deed of Conveyance is an authorized Act of Said Corporation, Individual or Partnership.

IN WITNESS WHEREOF, the Developer has caused this instrument to be signed and delivered this 30 day of April, 2024

Gerard Carey 4-30-24
(NAME) (DATE)

President
(TITLE)



CORPORATE
SEAL

ATTEST:

Sheila Cloonan 4-30-24
(NAME) (DATE)



NOTARY
SEAL

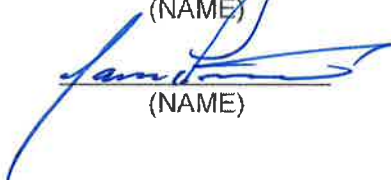


DEVELOPER(S)/OWNER(S)

Emerald Inc
(NAME)

4-30-24
(DATE)

VILLAGE INSPECTOR



7-31-24
(DATE)

ASSISTANT VILLAGE ENGINEER: CERTIFICATION

All work required for this development has been inspected and found to be completed in a satisfactory manner. All documentation for acceptance has been submitted and found to be acceptable.

7-31-24
(DATE)

Eig M. Chatury
(NAME)

SENIOR ENGINEER
(TITLE)

APPROVAL AND ACCEPTANCE OF GOVERNING AUTHORITY

The VILLAGE OF ELK GROVE VILLAGE does hereby approve and accept for maintenance and operation the above described improvement. It is understood that the guarantee period of 24 months shall commence as of the date of Village Board acceptance.

It is also understood that this approval and acceptance covers only the specific work indicated above and is subject to a final punch list being made concerning adjustment, alignment and necessary repairs of all structures, boxes, hydrants, etc. Acceptance of maintenance by the Village does not relieve the developer from the responsibility of keeping all dirt and debris due to construction operations out of both storm and sanitary sewer systems. Final acceptance of the subdivision of other general development is conditions upon completing all indicated items on the final punch list. It is the responsibility of the owner or developer to requires the final punch list to be made. No refund of maintenance escrow monies will be made until all items in the final punch list have been corrected.

VILLAGE OF ELK GROVE VILLAGE

BY: _____

(DATE)

Emerald Inc
20 Monaco Drive
Roselle, IL 60172
847-343-8347

April 30, 2024

To: Village of Elk Grove Village
901 Wellington Ave
Elk Grove Village, IL 60007

This is to certify that we are done using Dakota Drive for our own construction purposes.
We have no plans on using this roadway, for construction, again.

  4-30-24

Gerard Carey president Emerald Inc Date

Signed before me this 30th day of April, 2024



Notary Public



MERCHANTS
BONDING COMPANY™

MERCHANTS NATIONAL BONDING, INC

PHONE:

FAX:

**PUBLIC IMPROVEMENT
MAINTENANCE BOND**

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 101199682

That Emerald Inc
_____ of Roselle Illinois

as Principal, and the Merchants National Bonding, Inc as Surety are held and firmly bound unto
the Village of Elk Grove

in the penal sum of Sixty-Four Thousand Seven Hundred Eighty One Dollars and Nine Cents
(64,781.09) DOLLARS, lawful money of the United States of America, for the payment of
which, well and truly to be made, the Principal and Surety bind themselves, their and each of their
heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Signed and delivered this 27th day of June, 2024.

WHEREAS, the Principal furnished certain material and labor necessary for the construction of the
29 Townhomes at 751 Meacham Rd, Elk Grove Village Il 60007

project in conformity with certain specifications; and

WHEREAS, the Principal is required to furnish a bond of indemnity, guaranteeing to remedy any defects
in workmanship or materials that may develop in certain items of said work within a period of 2 years
from the date of acceptance of the work;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal does
and shall, at the Principal's own cost and expense, remedy any and all defects that may develop in said
items of work, within the period of 2 years from the date of acceptance of the work, by reason
of bad workmanship or poor material used in the construction of said work, and shall keep all work in
continuous good repair during said period, and shall in all other respects, comply with all requirements
with respect to maintenance and repair of said work, then this obligation to be null and void; otherwise to
be and remain in full force and virtue in law.

It is agreed that while the Principal shall be and remain liable for failure to adhere to the specifications
which form the basis for the work, the Surety, inasmuch as the original work was not bonded, shall be
obligated only to assure the maintenance of the work in the condition in which it existed at the time the
work was accepted. Any obligation beyond this shall be that of only the Principal.

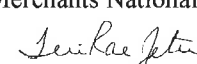


Principal

By _____

Approved _____

By _____

Merchants National Bonding, Inc
By 

Tcri Rac Jctcr Attorney-In-Fact

MERCHANTS
BONDING COMPANY™
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Jennifer Davis; Kelli K Franch; Rachel B Thompson; Teri Rae Jeter

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

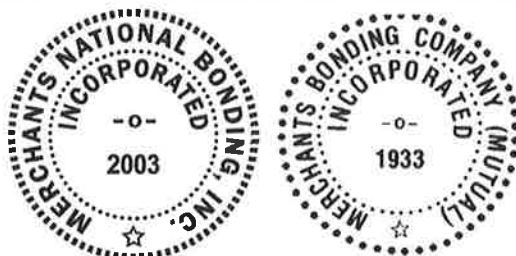
"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 3rd day of February, 2024.

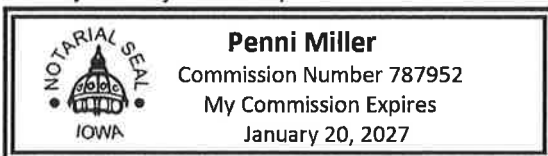


MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

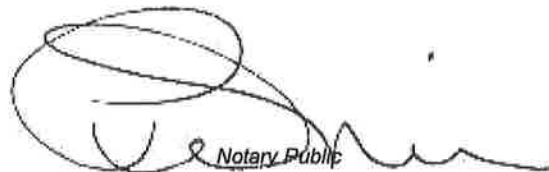
By 
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 3rd day of February, 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission does not invalidate this instrument)


Notary Public

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 27th day of June, 2024.




Secretary

RESOLUTION NO. _____

A RESOLUTION APPROVING A PLAT OF SUBDIVISION IDENTIFIED AS MUNICIPAL COMPLEX SUBDIVISION (901 WELLINGTON AVENUE AND 1001 WELLINGTON AVENUE)

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, State of Illinois as follows:

Section 1: That approval is hereby given the Plat of Subdivision identified as Municipal Complex Subdivision (901 Wellington Avenue and 1001 Wellington Avenue), being a subdivision of the North 951.83 feet (except the East 810 feet) of the Southwest Quarter of the Northeast Quarter in the West Half of the Southwest Quarter, and that part of the Southeast Quarter of the Northwest Quarter lying East of the East line of Wellington Avenue, in Section 32 Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois a copy of which is attached hereto and made a part hereof as if fully set forth.

Section 2: That the Mayor and Village Clerk are hereby authorized to sign said Plat for and in the name of the Village and attach thereto the corporate seal.

Section 3: That the Village Clerk is hereby directed to record a copy of said Plat with the Cook County Clerk Recordings Division of Cook County, Illinois.

Section 4: That this Resolution shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2024

APPROVED this _____ day of _____ 2024

APPROVED:

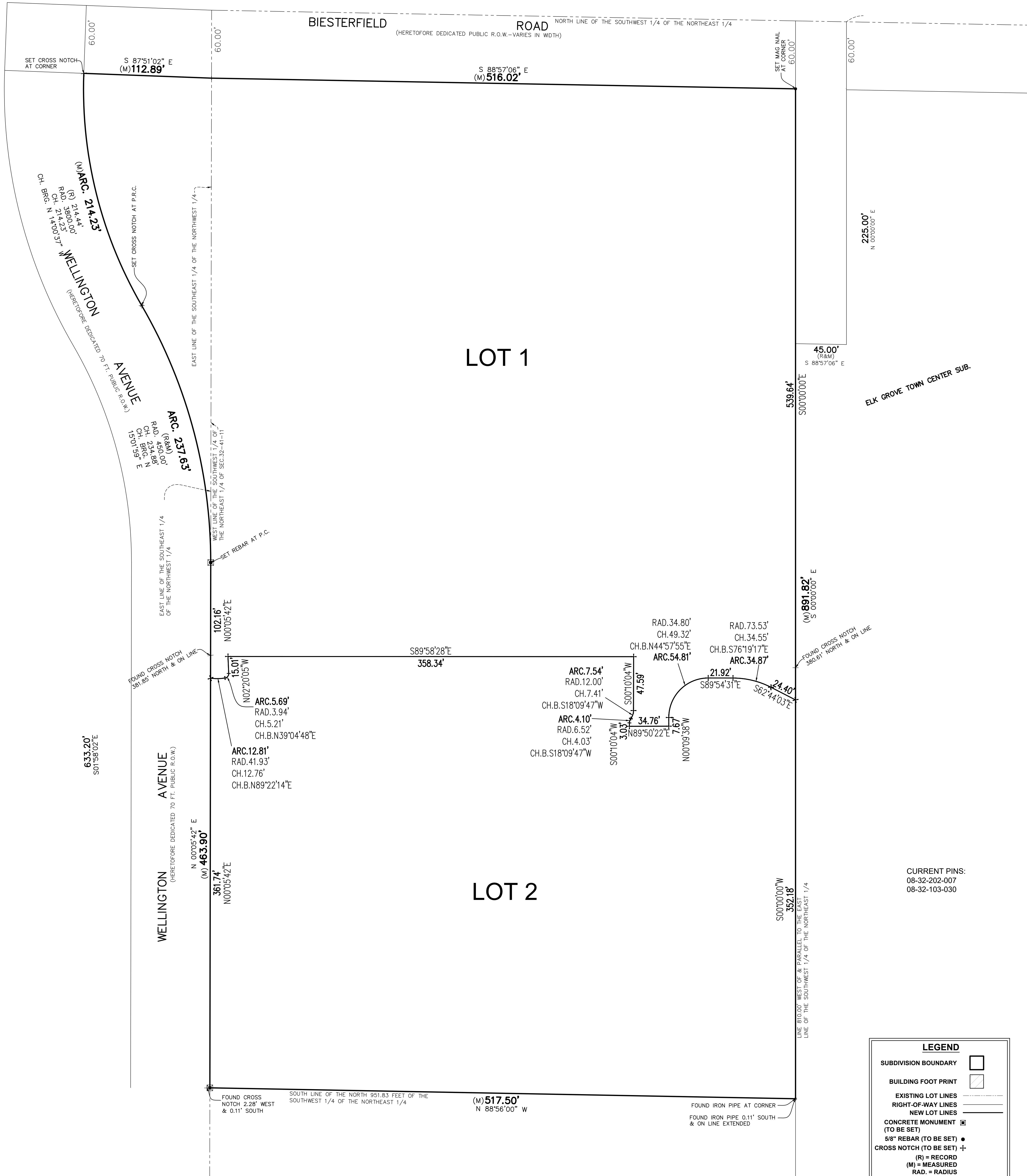
Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

MUNICIPAL COMPLEX SUBDIVISION

BEING A SUBDIVISION OF THE NORTH 951.83 FEET (EXCEPT THE EAST 810 FEET) OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER IN THE WEST HALF OF THE SOUTHWEST QUARTER, AND THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING EAST OF THE EAST LINE OF WELLINGTON AVENUE, IN SECTION 32 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



CURRENT PINS:
08-32-202-007
08-32-103-030

LEGEND	
SUBDIVISION BOUNDARY	
BUILDING FOOT PRINT	
EXISTING LOT LINES	
RIGHT-OF-WAY LINES	
NEW LOT LINES	
CONCRETE MONUMENT (TO BE SET)	
5/8" REBAR (TO BE SET)	
CROSS NOTCH (TO BE SET)	
(R) = RECORD	
(M) = MEASURED	
RAD. = RADIUS	
CH. = CHORD	
CH.B. = CHORD BEARING	
R.O.W. = RIGHT OF WAY	

AREA OF LOT 1 = 290,567 SQUARE FEET OR 6.67 ACRES

AREA OF LOT 2 = 194,411 SQUARE FEET OR 4.46 ACRES

SURVEYOR'S NOTES:

Field measurements completed on MARCH 12, 2024.

Note (R) & (M) denotes Record and Measured distances respectively. All dimensions are measured unless noted otherwise.

Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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SEE SUBSEQUENT PAGES FOR UNDERLYING SURVEY INFORMATION, LEGAL DESCRIPTIONS AND EXISTING EASEMENTS AFFECTING NEW LOTS.

NO NEW EASEMENTS OVER NEW LOTS CREATED BY THIS SUBDIVISION (FOR EXISTING EASEMENTS, SEE PAGE 2).

MONUMENTATION AT ALL LOT CORNERS ESTABLISHED PRIOR TO PLAT RECORDATION INDICATED BY SYMBOL AND NOTATION.

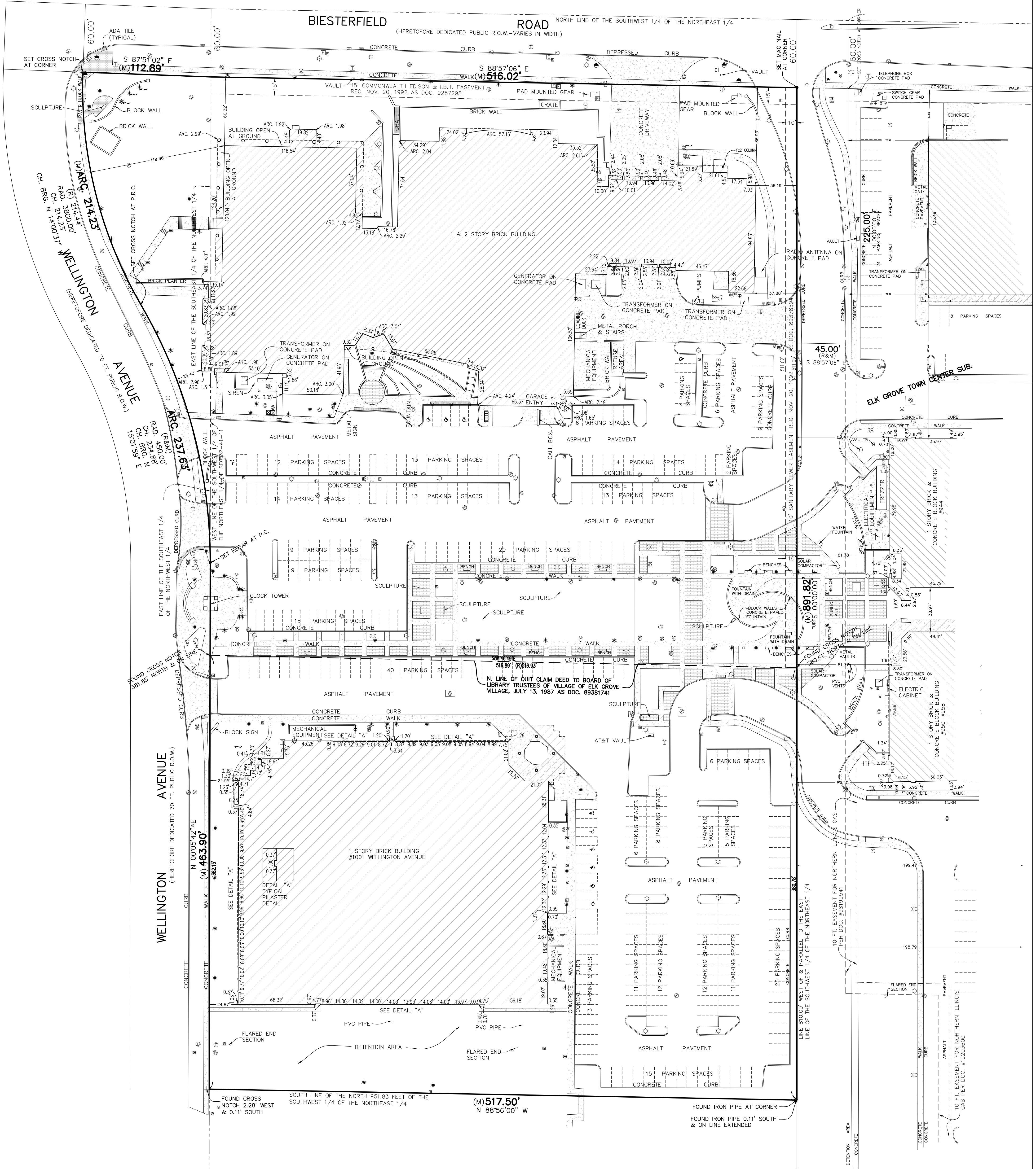
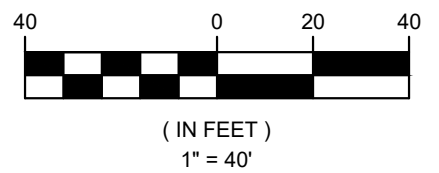
5/8" REBAR AND CONCRETE MONUMENT TO BE SET AT REMAINING LOT CORNERS PER ILLINOIS STATE STATUTE AFTER PLAT RECORDATION AND UNLESS OTHERWISE NOTED HEREON.

ORDERED BY: VILLAGE OF ELK GROVE VILLAGE	CHECKED:	DRAWN:
ADDRESS: 1001 WELLINGTON AVE., ELK GROVE VILLAGE, IL		
GREMLEY & BIEDERMANN		
PLCS, CORPORATION LICENSE NO. 04-055332 PROFESSIONAL LAND SURVEYOR		
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2024-31894-002	DATE: MAY 3, 2024	PAGE NO. 1 OF 3
SCALE: 1 INCH = 40 FEET		

MUNICIPAL COMPLEX SUBDIVISION

BEING A SUBDIVISION OF THE NORTH 951.83 FEET (EXCEPT THE EAST 810 FEET) OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER IN THE WEST HALF OF THE SOUTHWEST QUARTER, AND THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING EAST OF THE EAST LINE OF WELLINGTON AVENUE, IN SECTION 32 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRAPHIC SCALE



N. LINE OF QUIT CLAIM DEED TO BOARD OF LIBRARY TRUSTEES OF VILLAGE OF ELK GROVE VILLAGE, JULY 13, 1987 AS DOC. 89381741

LEGEND

	BUILDING FOOT PRINT		Electric Hand Hole
	EXISTING LOT LINES		Electric Pad
	RIGHT-OF-WAY LINES		Electric Meter
	PROPERTY LINE		Electric Pedestal
	(R) = RECORD (M) = MEASURED		Electric Light Pole
	RAD. = RADIUS CH. = CHORD		Electric Traffic Signal
	C.B. = CHORD BEARING R.O.W. = RIGHT OF WAY		Electric Light Pole w/Traffic Signal
	Storm MH		Electric Traffic Control Box
	Storm CB		Electric Ground Light
	Storm Inlet		Electric Mounted Wall Light
	San MH		Gas Buffalo Box
	San Clean Out		Gas Meter
	Water MH		Sign Post
	Water Buffalo Box		Mail Box
	Water Fire Hydrant		Bumper Post
	Telephone MH		Bike Rack
	Telephone Pedestal		Unclassified Manhole
	Electric Manhole		Hose Connection
			Flag Pole
			Iron Pipe
			Cut Cross

SURVEYOR'S NOTES:
Field measurements completed on MARCH 12, 2024.

Note (R) & (M) denotes Record and Measured distances respectively. All dimensions are measured unless noted otherwise.

Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2024 "All Rights Reserved"

ORDERED BY: VILLAGE OF ELK GROVE VILLAGE	CHECKED:	DRAWN:
ADDRESS: 1001 WELLINGTON AVE., ELK GROVE VILLAGE, IL		
GREMLEY & BIEDERMANN		
PLCS CORPORATION		
LICENSE NO. 04-055332		
PROFESSIONAL LAND SURVEYOR		
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630		
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2024-31894-002	DATE: MAY 3, 2024	PAGE NO. 2 OF 3
SCALE: 1" = 40 FEET		

MUNICIPAL COMPLEX SUBDIVISION

BEING A SUBDIVISION OF THE NORTH 951.83 FEET (EXCEPT THE EAST 810 FEET) OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER IN THE WEST HALF OF THE SOUTHWEST QUARTER, AND THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING EAST OF THE EAST LINE OF WELLINGTON AVENUE, IN SECTION 32 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PLANNING COMMISSION

STATE OF ILLINOIS)
) SS
COUNTIES OF COOK & DUPAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF ELK GROVE VILLAGE,
ILLINOIS AT A MEETING HELD THIS _____ DAY OF _____, 2024 A.D.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

MAYOR & BOARD OF TRUSTEES

STATE OF ILLINOIS)
) SS
COUNTIES OF COOK & DUPAGE)

APPROVED AND ACCEPTED BY THE MAYOR AND BOARD OF TRUSTEES OF THE
VILLAGE OF ELK GROVE VILLAGE, ILLINOIS THIS ____ DAY OF _____, 2024

BY: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTIES OF COOK & DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE AUTHORIZED REPRESENTATIVES OF THE OWNERS OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND ANNEXED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS ____ DAY OF _____, 2022

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTIES OF COOK & DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN
THE STATE AFORESAID, DO HEREBY CERTIFY THAT,

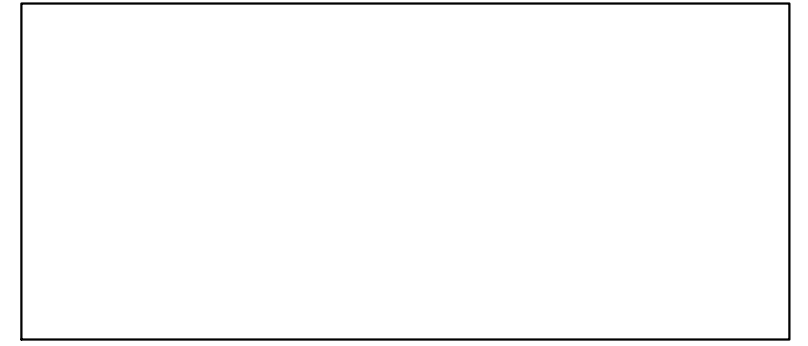
_____ AND _____

PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SUBDIVISION PLAT AS THEIR OWN AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

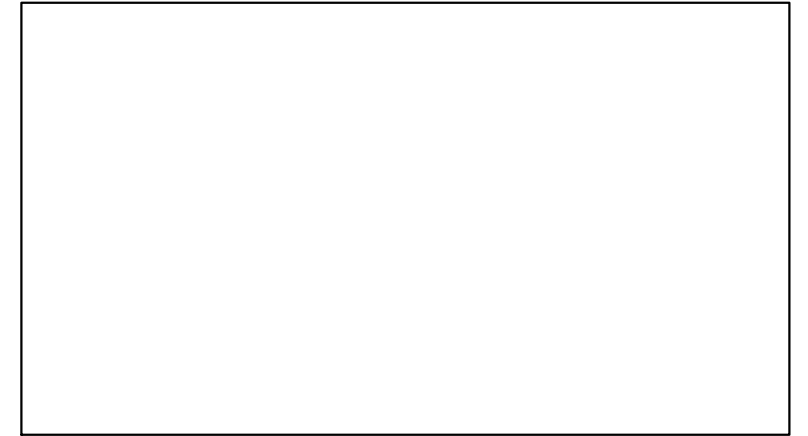
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 2024

AT _____, ILLINOIS

NOTARY PUBLIC



RESERVED FOR COOK CO.



RESERVED FOR THE VILLAGE OF ELK GROVE VILLAGE

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, BRIAN S. STOUT, PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED:

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING EAST OF THE EAST LINE OF WELLINGTON AVENUE AS DEDICATED IN ELK GROVE VILLAGE SECTION 15 RECORDED AS DOCUMENT NUMBER 20236026M (EXCEPT BIESTERFIELD ROAD AS WIDENED PER DOCUMENT NUMBER 22222148) IN SECTION 32 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE NORTH 951.83 FEET (EXCEPT THE EAST 810 FEET) OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AS MEASURED ON THE WEST LINE (EXCEPT BIESTERFIELD ROAD AS WIDENED PER DOCUMENT NUMBER 22222148) IN SECTION 32 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 484,978 SQ. FT. OR 11.13 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ELK GROVE VILLAGE, COOK COUNTY, ILLINOIS AND LOCATED WITHIN COMMUNITY CONSOLIDATED SCHOOL DISTRICT 59.

I FURTHER CERTIFY THAT PORTIONS OF THE PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNT, ILLINOIS, MAP NO. 17031C0194J, EFFECTIVE DATE MAY 7, 2024.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ALL REMAINING LOT CORNERS WILL BE SET AFTER PLAT RECORDATION PER ILLINOIS STATE STATUTE.

I HEREBY AUTHORIZE THE OWNER OR THEIR AGENT TO FILE THIS PLAT OF SUBDIVISION WITH THE COOK COUNTY RECORDER'S OFFICE.

FIELD MEASUREMENTS COMPLETED ON MARCH 12, 2024.

SIGNED ON MAY 8, 2024

BY: _____

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3584
MY LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM LICENSE NO. 184-005332
EXPIRATION DATE: APRIL 30, 2025

SURVEYOR'S NOTES:

Field measurements completed on MARCH 12, 2024.

Note (R) & (M) denotes Record and Measured distances respectively. All dimensions are measured unless noted otherwise.

Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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PREPARED FOR / MAIL TO:
VILLAGE OF ELK GROVE VILLAGE
901 WELLINGTON AVE.
ELK GROVE VILLAGE, IL 60007

ORDERED BY: VILLAGE OF ELK GROVE VILLAGE	CHECKED: -	DRAWN: -
ADDRESS: 1001 WELLINGTON AVE., ELK GROVE VILLAGE, IL		
GREMLEY & BIEDERMANN PLCS, CORPORATION LICENSE NO. 184-005332 PROFESSIONAL LAND SURVEYOR 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2024-31894-002	DATE: MAY 3, 2024	PAGE NO. 3 OF 3
SCALE: 1 INCH = 40 FEET		

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RESOLUTION NO. _____

A RESOLUTION DETERMINING THE APPROPRIATENESS FOR CLASS 6B STATUS PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION ORDINANCE AS AMENDED JULY 27, 2018, FOR CERTAIN REAL ESTATE LOCATED AT 1250 PRATT BOULEVARD, ELK GROVE VILLAGE, ILLINOIS

WHEREAS, the Village of Elk Grove Village desires to promote the development of industry in the Village of Elk Grove; and

WHEREAS, the Cook County Assessor is operating under an ordinance enacted by the Cook County Board of Commissioners, and amended from time to time, the most recent amendment becoming effective as of July 27, 2018, which has instituted a program to encourage industrial and commercial development in Cook County known as the Cook County Real Property Classification Ordinance; and

WHEREAS, the Mayor and Board of Trustees, finds that special circumstances justify finding that the property is "abandoned" for purpose of a Class 6B designation, even though it has been vacant and unused for more than 12 months and there has been no purchase for value, that finding, along with the specification of the circumstances, shall be included in the resolution or ordinance supporting and consenting to the Class 6B application; and

WHEREAS, the Petitioner has applied for or is applying for Class 6B property status special circumstances pursuant to said aforementioned ordinance for certain real estate located at 1250 Pratt Boulevard, in the Village of Elk Grove Village, Cook County, Illinois, with the Property Index Number 08-34-400-026-0000, and has proven to this Board that such incentive provided for in said ordinance is necessary for development to occur on this specific real estate.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois:

Section 1: That the request of the Petitioner to have certain real estate located at 1250 Pratt Boulevard, Elk Grove Village, Cook County, Illinois, and identified by Property Index Number 08-34-400-026-0000, declared eligible for Class 6B status pursuant to the Cook County Real Property Classification Ordinance as amended July 27, 2018, is hereby granted in that this Board and the Village of Elk Grove Village, Illinois, has determined that the incentive provided by the said Class 6B Tax Incentive Ordinance is necessary for the said development to occur on the subject property, legally described as follows:

THE WEST 46 FEET OF LOT 17, ALL OF LOT 18 AND THE EAST 44 FEET OF LOT 19 IN CENTEX INDUSTRIAL PARK UNIT 22, IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Section 2: That the Special Circumstances as outlined by the petitioner are attached hereto as Exhibit "A" and made a part thereof.

Section 3: That the Village of Elk Grove Village, Illinois hereby supports and consents to the Class 6B Application and approves the classification of the subject property as Class 6B property pursuant to the Cook County Real Property Classification Ordinance and the Class 6B tax incentives shall apply to the property identified as Permanent Real Estate Index Number 08-34-400-026-0000. Elk Grove Village is in receipt of an economic disclosure statement that is included with the application packet.

Section 4: That the Mayor and Village Clerk are hereby authorized to sign any necessary documents to implement this Resolution subject to the petitioner completing the following conditions within twelve months of closing:

- a. Rehabilitation of the dock area;
- b. Concrete flooring and sidewalk;
- c. Parking lot patching;
- d. Cleaning of the rear ditch;
- e. Removal of a dead tree and new landscaping; and
- f. Upgraded façade.

Section 5: That this Resolution shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2024

APPROVED this _____ day of _____ 2024

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

Special circumstances requested by Kazko Holdings, LLC
1250 Pratt Blvd., Elk Grove Village, Illinois (PIN: 08-34-400-026-0000)

Kazko Holdings, LLC (“Applicant”) is requesting a Resolution supporting and consenting to a new Class 6b Incentive on the above-referenced property based on occupation of an abandoned property that has been vacant for greater than 12 continuous months without a purchase for value and with special circumstances and substantial rehabilitation. The Applicant purchased the subject property in September, 2023 and has since been rehabilitating the same for its related entities, Ideal Bakery Enterprises, Inc. (“Ideal Bakery”) and Klikow, Inc. (“Jarosch Bakery”), to occupy for their industrial uses consisting of a wholesale bakery along with warehousing and distribution of its baked goods.

The subject property is approximately 53,200 square feet with an approximately 31,000 square foot building that has been 100% vacant and unused since August 1, 2023. The subject property was in need of substantial rehabilitation. Therefore, the Applicant has already spent approximately \$1,300,000 to rehabilitate and improve the exterior and interior of the subject property. Specifically, the Applicant repaired the loading dock, repaired the catch basin, removed a dead tree in the parking lot, replaced and painted the railings, and completely repaired and upgraded the interior for bakery use.

In addition, the Applicant plans to spend an additional approximately \$100,000 to \$200,000 to repair and restripe the parking lot, update the landscaping and improve the façade as well as to complete other general maintenance. See attached drawings. Please note that all of the rehabilitation costs could significantly vary depending on a variety of factors such as market variances. Further inspections of the subject property may require additional improvements. The rehabilitation created approximately 20 to 30 construction jobs and the additional improvements will create roughly 10 to 25.

Ideal Bakery is a family-owned business that started in 2006. Currently Ideal Bakery operates out of an approximately 5,000 square foot building in Chicago and leases roughly 8,000 square feet in Norridge and needs to consolidate and add more space to fit its growth plans. Therefore, the Applicant is currently preparing the subject property so Ideal Bakery can occupy part for its use. Currently, Ideal Bakery has 40 to 50 employees (all full-time) and plans to bring all of these employees to the subject property and to hire an additional 5 employees within the first two years of operations.

In addition, a related entity to the Applicant recently acquired Jarosch Bakery, an Elk Grove Village institution, in order to keep it running and in Elk Grove Village. Currently Jarosch Bakery is located in a roughly 6,500 square foot building at 35 S. Arlington Heights Rd. in Elk Grove Village and has approximately 55 to 65 employees (roughly 45 full-time; roughly 20 part-time). The plan is to close the 35 S. Arlington Heights Rd. site and move all production to the subject property with all roughly 30 to 40 current production employees moving to the same. Additionally, the Applicant plans to open a new retail outlet in the Plaza that will have the roughly 15 to 25 current retail employees. This retail site will generate a significant sales tax.

Please note that both Ideal Bakery and Jarosch Bakery will be occupying the subject property. In addition, both will look to hire all qualified Elk Grove Village residents for future hires. Elk Grove Village can also expect that Ideal Bakery and Jarosch Bakery and their employees will invest commercially back into the community by visiting local establishments such as restaurants, gas stations, grocery stores and more. In addition, Elk Grove Village can expect that Ideal Bakery and Jarosch Bakery will attract business and various customers to the Village in the course of their operations.