

Exhibit B—Warranty Deed and Conveyance Documents

Owner	Village of Romeoville
Address	East side of Weber Road approximately 175' north of the signalized intersection of Weber Road and Windham Parkway, Lakeview Drive, Romeoville, Illinois
Route	I-55
County	Will
Job No.	R-91-002-14
Parcel No.	1KR0037
P.I.N. No.	12-02-29-151-008
Section	at Weber Road
Project No.	--
Station	839+06.11 to
Station	840+53.37
Contract No.	--
Catalog No.	--

WARRANTY DEED
(Governmental Entity) (Non-Freeway)

Village of Romeoville, a governmental entity organized and existing under the laws of Illinois and duly authorized to do business in Illinois, in consideration of the sum of Twenty-Six Thousand and 00/100's Dollars (\$26,000.00), receipt of which is hereby acknowledged, and pursuant to the provisions of 50 ILCS 605/4, grants, conveys, and warrants to the People of the State of Illinois, Department of Transportation, (Grantee), the following described real estate in Will County, Illinois:

See attached legal description

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.

Dated this _____ day of _____, 2015.

Village of Romeoville
Name of Governmental Entity

By: _____
Signature

ATTEST:

By: _____
Signature

Print Name and Title

Print Name and Title

State of _____)
County of _____) ss

This instrument was acknowledged before me on _____, 2015, by

_____, as _____

and _____, as _____

of Village of Romeoville, a governmental entity
organized and existing under the laws of Illinois.

(SEAL)

Notary Public

My Commission Expires: _____

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

Date

Buyer, Seller or Representative

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

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

Route: I-55
Limits: at Weber Road
County: Will
Job No.: R-91-002-14
Parcel: 1KR0037
Stations: 839+06.11 to 840+53.37
P.I.N.: 12-02-29-151-008

That part of Lot 10 in Windham Lakes Resubdivision Number 3, being a subdivision in the West Half of Section 29, Township 37 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded March 31, 1993 as document R93-23953, in Will County, Illinois described as follows:

Beginning at the southwest corner of said Lot 10; thence North 01 degree 18 minutes 23 seconds West on a bearing based on the Illinois State Plane Coordinate System, NAD '83 (2011), East Zone, along the west line of said Lot 10, a distance of 131.10 feet to the northerly line of said Lot 10; thence North 65 degrees 14 minutes 03 seconds East along said northerly line, 40.48 feet; thence South 01 degree 13 minutes 34 seconds East, 147.21 feet to the south line of said Lot 10; thence South 88 degrees 41 minutes 37 seconds West along said south line, 36.91 feet to the Point of Beginning.

Said parcel containing 0.118 acres, more or less.

RECEIVED
AUG 11 2014
PLATS & LEGALS





**Illinois Department
of Transportation**

Affidavit of Title

Owner Village of Romeoville
Address East side of Weber Road approximately
175' north of the signalized intersection
of Weber Road and Windham Parkway,
Lakeview Drive, Romeoville, Illinois
Route I-55
Section at Weber Road
County Will
Project --
Job No. R-91-002-14
Parcel No. 1KR0037
P.I.N. No. 12-02-29-151-008
Station 839+06.11 to
Station 840+53.37
Catalog No. --
Contract No. --

State of Illinois)
) ss.
County of Will)

I, _____ (Name), _____ (Title) of Village of
Romeoville, 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 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 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 the State of Illinois to accept a document of conveyance for the premises described in said conveyance, the premises being a portion of or all of the above described premises, from the record owners thereof.
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
☐ 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 mechanic's 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.

☐ Agricultural and unimproved

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 premises 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 entitled to receive more than 7-1/2% interest in the total distribution income of the corporation.

☐ **Corporation, Partnership, Limited Liability Company.** Those entitled to receive more than 7-1/2% of the total distributable income of said entity are as follows:

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

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

	Name	Address	% of Interest
*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 _____ day of _____, 2015.

By: _____
Signature

Print Name and Title if applicable

State of Illinois)
) ss
County of Will)

This instrument was acknowledged before me on _____, 2015, by
_____.

(SEAL)

Notary Public

My Commission Expires: _____

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.

50 ILCS 105/3.1

Sec. 3.1. Before any contract relating to the ownership or use of real property is entered into by and between the State or any local governmental unit or any agency of either the identity of every owner and beneficiary having any interest, real or personal, in such property, and every member, shareholder, limited partner, or general partner entitled to receive more than 7 1/2% of the total distributable income of any limited liability company, corporation, or limited partnership having any interest, real or personal, in such property must be disclosed. The disclosure shall be in writing and shall be subscribed by a member, owner, authorized trustee, corporate official, general partner, or managing agent, or his or her authorized attorney, under oath. However, if the interest, stock, or shares in a limited liability company, corporation, or general partnership is publicly traded and there is no readily known individual having greater than a 7 1/2% interest, then a statement to that effect, subscribed to under oath by a member, officer of the corporation, general partner, or managing agent, or his or her authorized attorney, shall fulfill the disclosure statement requirement of this Section. As a condition of contracts entered into on or after the effective date of this amendatory Act of 1995, the beneficiaries of a lease shall furnish the trustee of a trust subject to disclosure under this Section with a binding non-revocable letter of direction authorizing the trustee to provide the State with an up-to-date disclosure whenever requested by the State. The letter of direction shall be binding on beneficiaries' heirs, successors, and assigns during the term of the contract. This Section shall be liberally construed to accomplish the purpose of requiring the identification of the actual parties benefiting from any transaction with a governmental unit or agency involving the procurement of the ownership or use of real property thereby.

For any entity that is wholly or partially owned by another entity, the names of the owners of the wholly or partially owning entity shall be disclosed under this Section, as well as the names of the owners of the wholly or partially owned entity.

(Source: P.A. 91-361, eff. 7-29-99.)

EXHIBIT A

LEGAL DESCRIPTION

LOT 10 IN WINDHAM LAKES RESUBDIVISION NUMBER 3, A RESUBDIVISION OF LOTS 1, 2, 4 AND 5 OF WINDHAM LAKES RESUBDIVISION NO. 1, AND EXCEPT THAT PORTION OF LOT 5 FALLING WITHIN WINDHAM LAKES RESUBDIVISION NO. 4, TOGETHER WITH LOTS 1 AND 2 IN WINDHAM LAKES PHASE 1A, ACCORDING TO THE PLAT OF WINDHAM LAKES RESUBDIVISION NUMBER 3 RECORDED MARCH 31, 1993 AS DOCUMENT NO. R93-23953, SECTION 29 TOWNSHIP 37 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF WILL AND STATE OF ILLINOIS.

PERMANENT TAX NUMBER(S): 12-02-29-151-008



**Illinois Department
of Transportation**

Receipt and Disbursement Statement

Owner Village of Romeoville
Job No. R-91-002-14
Parcel No. 1KR0037

The People of the State of Illinois, Department of Transportation (Grantee) acknowledges Receipt of the following:

(Check all that apply.)

- ☒ Warranty Deed covering 0.118 acres
☐ Permanent Easement
☐ Temporary Construction Easement

all located in Will County, Illinois as right of way for I-55, Section at Weber Road, dated _____, executed by the undersigned Grantors.

Grantor and Grantee agree as follows:

1. The payment of the sum of Twenty-Six Thousand and 00/100's Dollars (\$26,000.00) to Grantor as total consideration for the deed, by Grantee is subject to Grantee's approval of title and documentation and, if applicable, Grantee's final approval in accordance with Section 9.02 of the Illinois State Finance Act.
2. All improvements located, wholly or partially, on the parcel shall become the property of the State of Illinois, unless provided as follows:
3. Possession and transfer of title to IDOT occur when Grantee delivers a state warrant to Grantor, in person or to the address stated herein, in the amount of the above stated consideration, unless provided herein. Grantor shall have the sole responsibility and obligation to protect, preserve and maintain the parcel and improvements thereon until delivery of possession to Grantee.
4. Grantor directs Grantee to disburse the above stated consideration by warrant or by separate warrants as follows:

<u>Name*</u>	<u>TIN/FEIN/SSN</u>	<u>Address</u>	<u>Amount</u>
Village of Romeoville		1050 West Romeo Road Romeoville, IL 60446	\$26,000.00
			\$
			\$

*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.

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

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

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

Date: _____, 2015

Grantor: Village of Romeoville

Signature

Signature

Print Name (and Title, if applicable)

(Print Name (and Title, if applicable))

Date: _____, 2015

Grantee:

The People of the State of Illinois, Department of Transportation

for State of Illinois, Department of Transportation