



2407811001

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Doc# 2407811001 Fee \$133.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/18/2024 11:29 AM
PAGE: 1 OF 5

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SUBDIVISION-ADDITIONAL FEE:\$4.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/18/2024 11:30 AM

Record against:
PINs: 27-16-403-011-0000

COOK COUNTY, ILLINOIS RECORDING COVER SHEET FOR BANK OF AMERICA PLAT OF SUBDIVISION

For the property legally described as:

TRACT OF LAND IN SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN COOK COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH $\frac{1}{2}$ OF SAID SOUTHEAST $\frac{1}{4}$ AND THE WEST RIGHT-OF-WAY LINE OF LAGRANGE ROAD (U.S. ROUTE 45) AS RECORDED UNDER DOCUMENT 87018113; THENCE SOUTH 00 DEGREES 11 MINUTES 55 SECONDS EAST 940.29 FEET ALONG SAID WEST LINE; THENCE SOUTH 89 DEGREES 48 MINUTES 44 SECONDS WEST 172.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 55 SECONDS EAST 48.85 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 44 SECONDS WEST 3.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 55 SECONDS EAST 289.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST 159TH STREET (U.S. ROUTE 6); THENCE SOUTH 89 DEGREES 48 MINUTES 44 SECONDS WEST 1075.62 FEET ALONG LAST SAID NORTH LINE; THENCE NORTH 00 DEGREES 11 MINUTES 55 SECONDS WEST 554.42 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 05 SECONDS WEST 166.00 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 55 SECONDS EAST 725 FEET TO THE NORTH LINE OF THE SOUTH $\frac{1}{2}$ OF SAID SOUTHEAST $\frac{1}{4}$; THENCE NORTH 89 DEGREES 51 MINUTES 45 SECONDS EAST 1416.62 FEET ALONG LAST SAID NORTH LINE TO THE POINT OF BEGINNING.

EXCEPT THAT PART TAKEN FOR 159TH STREET (U.S. ROUTE 6) PER CIRCUIT COURT CASE NO. 06 L 50794 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 47 IN CENTENNIAL VILLAGE UNIT 6, RECORDED MAY 23, 1995 AS DOCUMENT NUMBER 95336092; THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEGREES 55 MINUTES 46 SECONDS EAST A DISTANCE OF 100.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 159TH STREET AS DEDICATED BY DOCUMENT NO. 87018113 AND THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 04 MINUTES 14 SECONDS EAST ON SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1076.13 FEET; THENCE NORTH 01 DEGREE 56 MINUTES 49 SECONDS WEST A DISTANCE OF 8.56 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 04 SECONDS WEST 286.77 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 56 SECONDS WEST A DISTANCE OF 10.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 04 SECONDS WEST A DISTANCE OF 114.18 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 56 SECONDS EAST A DISTANCE OF 16.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 04 SECONDS WEST A DISTANCE OF 323.07 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 56 SECONDS WEST A DISTANCE OF 6.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 04 SECONDS WEST A DISTANCE OF 300.68 FEET;

THENCE NORTH 01 DEGREE 39 MINUTES 56 SECONDS WEST A DISTANCE OF 11.26 FEET; THENCE SOUTH 88 DEGREES 04 MINUTES 14 SECONDS WEST A DISTANCE OF 6149 FEET TO THE EAST LINE OF SAID LOT 47; THENCE SOUTH 01 DEGREE 55 MINUTES 46 SECONDS EAST ON SAID EAST LINE A DISTANCE OF 24.54 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PART TAKEN OF LAGRANGE ROAD (U.S. ROUTE 45) PER CIRCUIT COURT CASE NO. 06 L 50794 DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE ON AN ASSUMED BEARING SOUTH 88 DEGREES 07 MINUTES 07 SECONDS WEST, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 51.06 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. ROUTE 45 AS DEDICATED BY DOCUMENT NO. 87018113 FOR A POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 03 MINUTES 35 SECONDS EAST ON SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 940.28 FEET; THENCE SOUTH 88 DEGREES 04 MINUTES 14 SECONDS WEST A DISTANCE OF 13.50 FEET; THENCE NORTH 02 DEGREES 03 MINUTES 35 SECONDS WEST A DISTANCE OF 276.59 FEET; THENCE NORTH 46 DEGREES 59 MINUTES 40 SECONDS WEST A DISTANCE OF 48.85 FEET; THENCE NORTH 43 DEGREES 00 MINUTES 17 SECONDS EAST A DISTANCE OF 26.84 FEET; THENCE NORTH 02 DEGREES 03 MINUTES 35 SECONDS WEST A DISTANCE OF 213.66 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 25 SECONDS EAST A DISTANCE OF 9.00 FEET; THENCE NORTH 02 DEGREES 03 MINUTES 35 SECONDS WEST A DISTANCE OF 306.53 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 88 DEGREES 07 MINUTES 07 SECONDS EAST ON SAID NORTH LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PART TAKEN FOR ROAD PURPOSES BY AMENDED ORDER VESTING TITLE PER CIRCUIT COURT CASE NO. 12 L 50421, RECORDED MARCH 15, 2018 AS DOCUMENT 1807401051;

AND ALSO EXCEPT THAT PART CONVEYED BY SPECIAL WARRANTY DEED RECORDED JULY 10, 2018 AS DOCUMENT NO. 1819106231, DESCRIBED AS FOLLOWS;

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE ON AN ASSUMED BEARING SOUTH 88 DEGREES 07 MINUTES 07 SECONDS WEST ON THE NORTH LINE OF SAID QUARTER 71.06 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. ROUTE 45 AS DESCRIBED IN CASE NO. 06L050974; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 02 DEGREES 03 MINUTES 35 SECONDS EAST, 306.35; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 87 DEGREES 03 MINUTES 25 SECONDS WEST, 9.00 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 02 DEGREES 03 MINUTES 35 SECONDS EAST, 45.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 02 DEGREES 03 MINUTES 35 SECONDS EAST, 168.66 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 43 DEGREES 00 MINUTES 17 SECONDS WEST, 26.84 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 43 DEGREES 00 MINUTES 17 SECONDS WEST, 26.84 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 87 DEGREES 25 MINUTES 46 SECONDS WEST, 88.34; THENCE SOUTH 83 DEGREE 48 MINUTES 22 SECONDS WEST, 27.40 FEET TO A CURVE HAVING A RADIUS OF 20 FEET AND CHORD BEARING NORTH 50 DEGREES 07 MINUTES 25 SECONDS WEST, 28.81 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 32.16 FEET; THENCE NORTH 04 DEGREES 03 MINUTES 12 SECONDS WEST, 52.69 FEET; THENCE NORTH 01 DEGREES 27 MINUTES 09 SECONDS WEST, 113.71 FEET TO A CURVE HAVING A 15.00 FOOT RADIUS AND A CHORD BEARING NORTH 42 DEGREES 29 MINUTES 45 SECONDS EAST, 21.12 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 23.44 FEET; THENCE NORTH 87 DEGREES 15 MINUTES 20 SECONDS EAST, 141.91 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE NONEXCLUSIVE EASEMENTS CREATED BY PAD SITE DECLARATION OF COVENANTS CONDITIONS, RESTRICTIONS AND EASEMENT RECORDED JULY 10, 2018 AS DOCUMENT 1819106233

PIN: 27-16-403-011-0000

And commonly known as: 15750 S. La Grange Road, Orland Park, IL 60462