

This Document Prepared by:

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**SPECIAL WARRANTY DEED**

THIS INDENTURE WITNESSETH, That the Grantor, THE UNITED UNION OF ROOFERS, WATERPROOFERS & ALLIED WORKERS LOCAL NO. 69, an Illinois Labor Organization (hereinafter referred to as "Union") for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and pursuant to the authority given by the Board of said Union, CONVEYS and WARRANTS unto the City of Peoria, an Illinois Municipal Corporation (hereinafter referred to as "City"), the real estate described on the Plat attached hereto and incorporated herein as Exhibit A and generally described as follows:

A part of Lot 2 in Harms & Crowell Place, a Subdivision of part of the Northeast Quarter of Section 19, Township 8 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois being more particularly described as follows:

Commencing at the southeasterly most corner of said Lot 2, said point also being on the northwesterly right of way line of southwest Adams Street (the Following (4) four courses are along said northwesterly right of way line); Thence south 48 degrees 45 minutes 32 seconds west, 65.05 feet; thence south 53 degrees 32 minutes 40 seconds west, 64.95 feet; thence south 66 degrees 15 minutes 36 seconds west, 36.03 feet; thence south 62 degrees 42 minutes 26 seconds west, 60.40 feet to the point of beginning of the tract to be described;

From the point of beginning; thence continuing south 62 degrees 42 minutes 26 second west, along said northwesterly right of way line of southwest Adams Street, 61.33 feet; thence north 54 degrees 00 minutes 50 seconds west, 39.63 feet to the east right of way line of Griswold Street; thence north 12 degrees 02 minutes 45 second west, along said east right of way line, 25.34 feet; thence north 59 degrees

52 minutes 50 seconds east, 63.26 feet; thence south 35 degrees 42 minutes 00 seconds east, 63.65 feet to the point of beginning, containing 0.096 acres, more or less.

PIN (part of): 18-19-201-040

Commonly known as (part of): 3917 S.W. Adams Street, Peoria, Illinois 61605

This conveyance is also made subject to (1) all markers, monuments or signage installed on the property or proposed to be installed on the property will meet all applicable zoning, development and use ordinances; (2) the City will provide care and maintenance for all marker, monuments or signage and (3) the City will enter into an Agreement wherein the The Pleasure Driveway and Park District of Peoria agrees to provide lawn maintenance and landscaping.

This conveyance is also made subject to (1) general real estate taxes and any assessments levied and assessed against said premises subsequent to and including the year 2023; (2) all applicable zoning, development and use ordinances; (3) any covenants, restrictions and easements apparent or of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, said Grantor has caused this Special Warranty Deed to be executed by its \_\_\_\_\_ (Business Agent/President) and attested to by its Secretary/Business Agent on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

THE UNITED UNION OF ROOFERS,  
WATERPROOFERS & ALLIED  
WORKERS LOCAL NO. 69

By: \_\_\_\_\_  
Its President/Business Agent

ATTEST

\_\_\_\_\_  
Its Secretary

State of Illinois                    )  
  ) ss.  
County of Peoria                    )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that \_\_\_\_\_ and \_\_\_\_\_, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public

**This deed is exempt from the Real Estate Transfer Tax Act pursuant to 35 ILCS 200/31-45(b).**

Mail Tax Statement and Return To:

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**EXHIBIT A - PLAT**

DRAFT