

Prepared by:

City of Peoria
Public Works Department
Engineering Division
3505 North Dries Lane
Peoria, IL 61604
(309) 494-8800

Mail tax statement and return to:

City of Peoria
Public Works Department
Engineering Division
3505 North Dries Lane
Peoria, IL 61604

DEDICATION DEED

THIS INDENTURE WITNESSETH, that the Grantor, **2301 INVESTMENTS, LLC, owner**, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, in hand paid, the receipt thereof is hereby acknowledged, and the benefits resulting from the maintenance of a public alley does, by these presents, grant, convey, and dedicate to the Grantee, **City of Peoria**, forever and does release Grantee from all damages which may be caused by use of said public street, the following described real estate, to-wit:

A PART OF THE NORTHEAST QUARTER OF SECTION NINETEEN IN TOWNSHIP NINE NORTH, RANGE EIGHT EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEORIA, PEORIA COUNTY ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF RENWOOD PLACE SUBDIVISION AS SHOWN ON SUBDIVISION PLAT RECORDED APRIL 30, 2018 IN PLAT BOOK 14, PAGE 20, THENCE NORTH 88 DEGREES 58 MINUTES 35 SECONDS WEST (BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), WEST ZONE) 50.10 FEET TO A P.K. NAIL FOUND AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF RENWOOD AVENUE (FORMERLY WRENWOOD STREET) AS SHOWN ON DIXIELAND ADDITION SECTION II SUBDIVISION PLAT RECORDED MAY 4, 1955 IN VOLUME 00, PAGE 64 AND THE NORTHERLY RIGHT OF WAY LINE OF GLEN AVENUE AS DESCRIBED AND SHOWN IN WARRANTY DEED AND RIGHT OF WAY PLAT RECORDED MARCH 12, 1983 AS DOCUMENT NO. 63-03121 IN BOOK 1254, PAGE 71, SAID INTERSECTION BEING THE POINT OF BEGINNING OF THE RIGHT OF WAY PARCEL TO BE DESCRIBED:

FROM THE POINT OF BEGINNING, THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE 50.21 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 638.00

FEET, WITH A CHORD BEARING SOUTH 82 DEGREES 24 MINUTES 16 SECONDS WEST 50.20 FEET; THENCE SOUTH 00 DEGREES, 22 MINUTES 17 SECONDS EAST CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 4.20 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 35 SECONDS WEST CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE 100.08 FEET TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF A PARCEL DESCRIBED IN WARRANTY DEED RECORDED OCTOBER 22, 2019 AS DOCUMENT NO. 2019017918, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF A 19,500 SQUARE FOOT TRACT SHOWN ON A PLAT OF SURVEY RECORDED JUNE 18, 1980 AS DOCUMENT NO. 80-08973 IN TRACT SURVEY 17, PAGE 79; THENCE NORTH 00 DEGREES 23 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL 7.69 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 49 SECONDS EAST 124.75 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 23.12 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 56 SECONDS EAST 8.66 FEET TO SAID WEST RIGHT OF WAY LINE OF RENWOOD AVENUE; THENCE SOUTH 00 DEGREES 23 MINUTES 24 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE 14.05 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED RIGHT OF WAY PARCEL CONTAINS 1117 SQUARE FEET, MORE OR LESS, OR 0.026 ACRES, MORE OR LESS.

AND

A PART OF LOT 29 IN DIXIELAND ADDITION, SECTION TWO, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF RENWOOD PLACE SUBDIVISION AS SHOWN ON SUBDIVISION PLAT RECORDED APRIL 30, 2018 IN PLAT BOOK 14, PAGE 20, THENCE NORTH 88 DEGREES 58 MINUTES 35 SECONDS WEST (BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), WEST ZONE) 50.10 FEET TO A P.K. NAIL FOUND AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF RENWOOD AVENUE (FORMERLY WRENWOOD STREET) AS SHOWN ON DIXIELAND ADDITION SECTION II SUBDIVISION PLAT RECORDED MAY 4, 1955 IN VOLUME OO, PAGE 64 AND THE NORTHERLY RIGHT OF WAY LINE OF GLEN AVENUE AS DESCRIBED AND SHOWN IN WARRANTY DEED AND RIGHT OF WAY PLAT RECORDED MARCH 12, 1983 AS DOCUMENT NO. 63-03121 IN BOOK 1254, PAGE 71; THENCE NORTH 00 DEGREES 23 MINUTES 24 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE 274.10 FEET TO THE POINT OF BEGINNING OF THE RIGHT OF WAY PARCEL TO BE DESCRIBED:

FROM THE POINT OF BEGINNING, THENCE NORTH 44 DEGREES 57 MINUTES 13 SECONDS WEST 7.12 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF W. NORTHLAND AVENUE AS DESCRIBED AND SHOWN IN WARRANTY DEED AND

RIGHT OF WAY PLAT RECORDED OCTOBER 8, 1962 AS DOCUMENT NO. 62-13504 IN BOOK 1242, PAGE 239; THENCE SOUTH 89 DEGREES 31 MINUTES 02 SECONDS EAST 5.00 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE AND SAID WEST RIGHT OF WAY LINE, SAID INTERSECTION ALSO BEING THE NORTHEAST CORNER OF A 23,672 SQUARE FOOT TRACT SHOWN ON A PLAT OF SURVEY RECORDED JUNE 18, 1980 AS DOCUMENT NO. 80-08973 IN TRACT SURVEY 17, PAGE 79; THENCE SOUTH 00 DEGREES 23 MINUTES 24 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE 5.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED RIGHT OF WAY PARCEL CONTAINS 12 SQUARE FEET, MORE OR LESS.

Parcel ID # 14-19-255-012

The above-described parcel is situated in the County of Peoria, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 5th day of March, 2020.

By: [Signature] (Seal)
Signature

Timothy O'Hern / Manager
Name/Title

By: [Signature] (Seal)
Signature

Larry Joe O'Hern / Manager
Name/Title

STATE OF ILLINOIS)
) SS
PEORIA COUNTY)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Tim O'Hern and Larry O'Hern personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument as his free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial seal this 5th day of March, 2020.

(SEAL)

Claire O'Hern
Notary Public

