

RESOLUTION R-43-13

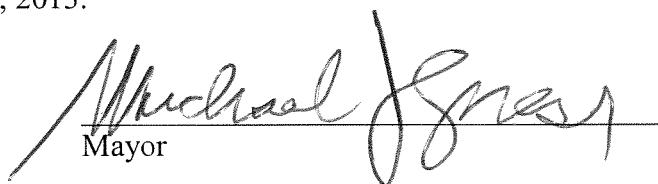
A RESOLUTION APPROVING THE SALE OF PROPERTY BETWEEN ADJOINING OWNERS ARMBRUST AND WHEATON DMG, LLC

WHEREAS, Wheaton DMG, LLC, the owner of property located at 150 East Willow Avenue wishes to convey a portion of their property to Karen L. Armbrust, the owner of the adjacent property at 111 East Illinois Street; and

WHEREAS, the property owners have submitted to the City for approval a plat of survey and a deed of conveyance of the property to be conveyed between the owners (the property is described on Exhibit "A" attached to this resolution); and the Wheaton City staff has recommended that the conveyance of property be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council, of the City of Wheaton, Illinois, that the conveyance of property between the property owners is hereby approved in accordance with Section 62-4 of the Wheaton City Code.

ADOPTED this 1st day of July, 2013.



Michael Gresk
Mayor

ATTEST:



Karen Bennett Hays
City Clerk

Roll Call Vote

Ayes:	Councilman Scalzo Councilman Prendiville Councilman Rutledge Councilman Saline Mayor Gresk Councilwoman Pacino Sanguinetti
Nays:	None
Absent:	Councilman Suess

Motion Carried Unanimously

EXHIBIT "A"

Legal Description of Deed Conveyance

THAT PART OF THE EAST 50 FEET OF THE WEST 204 FEET (EXCEPT THE NORTH 157 FEET THEREOF) OF BLOCK 5 OF THE PLAT OF WARREN L. WHEATON'S ADDITION TO THE TOWN OF WHEATON, A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1857 AS DOCUMENT 11976, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF ABOVE DESCRIBED PARCEL; THENCE NORTH 00 DEGREES 35 MINUTES 46 SECONDS WEST, ALONG THE WEST LINE OF THE ABOVE DESCRIBED PARCEL AS MONUMENTED, 71.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 35 MINUTES 46 SECONDS WEST ALONG LAST DESCRIBED LINE, 67.86 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 14 SECONDS EAST PERPENDICULAR TO SAID WEST LINE, 2.00 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 46 SECONDS EAST, PARALLEL WITH SAID WEST LINE, 67.86 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 14 SECONDS WEST PERPENDICULAR TO SAID WEST LINE, 2.00 FEET; TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

CONTAINING 136 SqFt or 0.003 ACRES MORE OR LESS.

Common Address: part of 114 E. Illinois, Wheaton, IL 60187
PIN: 05-16-324-008

This transaction is exempt under
35 ILCS 200/31-45 (e)

QUITCLAIM DEED

The Grantor, WHEATON DMG LLC, an Illinois limited liability company, for the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, hereby CONVEYS and QUITCLAIMS to the Grantee, Karen L. Armbrust, 111 E. Illinois St., Wheaton, IL, and to its successors and assigns, the real estate situated in DuPage County, Illinois legally described as follows:

The property is legally described in Exhibit A, attached hereto

This conveyance is subject to: (a) covenants, conditions, and restrictions of record; (b) general taxes not yet due and payable.

Dated: _____, 2013

WHEATON DMG LLC,
an Illinois limited liability company

By: _____
Joseph T. Bochenski, Manager

**STATE OF ILLINOIS)
COUNTY OF WILL)**

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Joseph Bochenski, personally known to me appeared before me in person as Manager of Wheaton DMG LLC 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 seal, this _____ day of _____, 2013.

Notary Public

After recording return to:

Murray J. Lewison
Johnson and Colmar
2201 Waukegan Rd. – Suite 260
Bannockburn, IL 60015

Prepared By:

Murray J. Lewison
Johnson and Colmar
2201 Waukegan Rd. – Suite 260
Bannockburn, IL 60015

EXHIBIT A

LEGAL DESCRIPTION

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