

WARRANTY DEED

(Individual to Municipal Corporation)

MAIL TO:

CITY OF AURORA LAW DEPARTMENT
44 EAST DOWNER PLACE
AURORA, IL 60507

NAME & ADDRESS OF TAXPAYER:

FRANCIS J. & ELISABETH S. HENRY
229 KECK AVENUE
AURORA, IL 60505

THE GRANTORS, Francis J. Henry & Elisabeth S. Henry, husband and wife, of the County of Kane and State of Illinois, for and in consideration of Five Thousand and No/100 Dollars (\$5,000.00), receipt of which is hereby acknowledged, grants, conveys, and warrants to the City of Aurora ("City") a municipal corporation having its principal business offices located at 44 East Downer Place, Aurora, Illinois 60507, the following described real estate:

THAT PART OF LOT 11 IN BLOCK 7 OF HALL'S ADDITION TO WEST AURORA, AS RECORDED IN PLAT BOOK 1, PAGE 25, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF AURORA, KANE COUNTY, ILLINOIS, WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83) DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 11, BEING 95.00 FEET EASTERLY OF THE SOUTHWESTERLY CORNER THEREOF; THENCE ALONG SAID SOUTHERLY LINE NORTH 45 DEGREES 48 MINUTES 15 SECONDS WEST, 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 45 DEGREES 48 MINUTES 15 SECONDS WEST, 25.00 FEET TO SAID SOUTHWESTERLY CORNER OF LOT 11; THENCE ALONG THE WESTERLY LINE OF SAID LOT 11, NORTH 49 DEGREES 38 MINUTES 13 SECONDS EAST, 25.00 FEET; THENCE SOUTH 01 DEGREES 54 MINUTES 59 SECONDS WEST, 33.64 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.007 acres of land (311 square feet) more or less.

ADDRESS: 258 South Lake Street, Aurora, Illinois
PIN #: Partial Acquisition of 15-21-476-016

Situated in the County of Kane, State of Illinois, and hereby releases and waives all right under and by virtue of the Homestead Exemption Laws of the State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor does not possess rights of Homestead in the premises.

Grantors, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreement 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 Grantors 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 Grantors' remaining property.

DATED: this ____ day of July, 2015

Francis J. Henry

Elisabeth S. Henry

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

This instrument was acknowledged before me on July _____, 2015, by Francis J. Henry and Elisabeth S. Henry, 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 severally acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of July, 2015.

IMPRESS SEAL HERE

Notary Public

My commission expires on:

**COUNTY - ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF
PARAGRAPH E SECTION 4,
REAL ESTATE TRANSFER ACT.**

DATE: _____

Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER:

**Blanca R. Dominguez
Assistant Corporation Counsel
City of Aurora Law Department
44 East Downer Place
Aurora, Illinois 60507**

FUTURE TAX BILLS TO:

**CITY OF AURORA
DIRECTOR OF FINANCE
44 EAST DOWNER PLACE
AURORA, ILLINOIS 60507**

RECEIPT AND DISBURSEMENT STATEMENT

Owner: Francis J. & Elisabeth S. Henry
Parcel: Partial Acquisition PIN #15-21-476-016

The City of Aurora ("City") (Grantee) acknowledges Receipt of the following:

- X Warranty Deed covering .007 acres of land (311 square feet) more or less for roadway purposes

all located in Kane County, Illinois as right of way for the Lake Street and River Street Two Way Conversion Project, dated July ____, 2015 executed by the undersigned grantors.

Grantors and Grantee agree as follows:

1. The payment of the sum of Five Thousand and no/100 Dollars (\$5,000.00) to Grantors as total consideration for the deed by Grantee is subject to Grantee's approval of title and documentation.
2. All improvements located, wholly or partially, on the acquired partial parcel shall become the property of the Grantee, unless as provided as follows: NONE
3. Possession and transfer of title to Grantee occur when Grantee delivers payment to Grantors, in person or to the address stated herein, in the amount of the above stated consideration, unless provided herein. Grantors shall have the sole responsibility and obligation to project, preserve and maintain the parcel and improvements thereon until delivery of possession to Grantee.
4. Grantors direct Grantee to disburse the above stated consideration by warrant or by separate warrant as follows:

NAME	SSN	ADDRESS	AMOUNT
Francis J. Henry	_____	229 Keck Avenue Aurora, Illinois 60505	
Elisabeth S. Henry	_____	229 Keck Avenue Aurora, Illinois 60505	

Total Compensation: \$5,000.00

5. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must within 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 State 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: _____

Grantor(s):

Francis J. Henry

Elisabeth S. Henry

Date: _____

Grantee:
The City of Aurora

for City of Aurora ("City")

AFFIDAVIT OF TITLE

State of Illinois)
) SS
County of Kane)

I, Francis J. Henry, being first duly sworn upon oath states s 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 the 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 the 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 City of Aurora 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: 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 mechanics' 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.
- 6. _____ The affiant has no knowledge of any unrecorded easements or leases over, under, upon or across the premises to be conveyed.

 _____ The affiant has no knowledge of any unrecorded easements over or leases, under, upon or across the premises to be conveyed other than:_____.
- 7. 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.
- 8. 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".

9. The identities of all owners and beneficiaries having an interest in the premise to be conveyed are as follows:

100% Interest Francis J. Henry & Elisabeth S. Henry, husband and wife, in joint tenancy.

Dated this ____ day of July, 2015.

Affiant:

Francis J. Henry

State of Illinois)
) SS
County of Kane)

This instrument was acknowledged before me on July ____, 2015 by Francis J. Henry.

Notary Public

ORIGINATING OFFICE	FOR SETTLEMENT INQUIRIES / CONTACT
Chicago Title Company, LLC 2000 West Galena, Suite 105 Aurora, IL 60506 Main Phone: (630)892-3775	Chicago Title and Trust 2000 West Galena, Suite 105 Aurora, IL 60506 Main Phone: (630)892-3775 Main Fax: (630)892-9241

Issued By: Chicago Title Company, LLC
 2000 West Galena, Suite 105
 Aurora, IL 60506

SCHEDULE A

ORDER NO. 15010459AU

Property Ref.: 258 S. Lake Street, Aurora, IL

1. Effective Date: April 27, 2015
2. Policy or (Policies) to be issued:
 - a. ALTA Owner's Policy 2006
 Proposed Insured: City of Aurora
 Policy Amount: \$51,000.00
3. The estate or interest in the land described or referred to in this Commitment is:
 Fee Simple
4. Title to the estate or interest in the land is at the Effective Date vested in:
 Francis J. Henry and Elisabeth S. Henry, not in tenancy in common, but in joint tenancy
5. The land referred to in this Commitment is described as follows:

THAT PART OF LOT 11 IN BLOCK 7 OF HALL'S ADDITION TO WEST AURORA, AS RECORDED IN PLAT BOOK 1, PAGE 25, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF AURORA, KANE COUNTY, ILLINOIS, WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE(NAD 83) DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 11, BEING 95.00 FEET EASTERLY OF THE SOUTHWESTERLY CORNER THEREOF; THENCE ALONG SAID SOUTHERLY LINE, NORTH 45 DEGREES 48 MINUTES 15 SECONDS WEST, 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 45 DEGREES 48 MINUTES 15 SECONDS WEST, 25.00 FEET TO SAID SOUTHWESTERLY CORNER OF LOT 11; THENCE ALONG THE WESTERLY LINE OF SAID LOT 11, NORTH 49 DEGREES 38 MINUTES 13 SECONDS EAST, 25.00 FEET; THENCE SOUTH 01 DEGREES 54 MINUTES 59 SECONDS WEST, 33.64 FEET TO THE POINT OF BEGINNING.

END OF SCHEDULE A

Copyright American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment (06/17/2006)



Request for Taxpayer Identification Number and Certification

Give Form to the
 requester. Do not
 send to the IRS.

Print or type See Specific instructions on page 2.	Name (as shown on your income tax return) Francis J. Henry	
	Business name/disregarded entity name, if different from above	
	Check appropriate box for federal tax classification: <input checked="" type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ <input type="checkbox"/> Exempt payee <input type="checkbox"/> Other (see instructions) ▶	
	Address (number, street, and apt. or suite no.) 229 Keck Avenue	Requester's name and address (optional)
City, state, and ZIP code Aurora IL 60505		
List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I Instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> </tr> </table>												
Employer identification number												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> <td style="width: 25px; height: 20px;"></td> </tr> </table>												

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here	Signature of U.S. person ▶	Date ▶
------------------	----------------------------	--------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

Request for Taxpayer Identification Number and Certification

Give Form to the
 requester. Do not
 send to the IRS.

Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return) Elisabeth S. Henry	
	Business name/disregarded entity name, if different from above	
	Check appropriate box for federal tax classification: <input checked="" type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ <input type="checkbox"/> Exempt payee <input type="checkbox"/> Other (see instructions) ▶	
	Address (number, street, and apt. or suite no.) 229 Keck Avenue	Requester's name and address (optional)
City, state, and ZIP code Aurora IL 60505		
List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I Instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number									
Employer identification number									

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the Instructions on page 4.

Sign Here	Signature of U.S. person ▶	Date ▶
------------------	----------------------------	--------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.