

Document No. 754147 Filed for Record in Recorder's Office of Knox County, Illinois on May 31, 1989 at 10:56 O'clock A.M.

BOOK 1429 PAGE 249

WARRANTY DEED

THE GRANTOR, CENTRAL ILLINOIS UTILITY COMPANY, also known as CENTRAL ILLINOIS UTILITY CO., a corporation created and existing under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to CONSUMERS ILLINOIS WATER COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal place of business at 1000 South Schuyler Avenue, Kankakee, State of Illinois the following described Real Estate, situated in the County of Knox and State of Illinois, to wit:

TRACT 1: - Lots 70 and 222 in Forest Ridge Subdivision, a Subdivision of parts of Sections 2, 3, 10 and 11 in Persifer Township, Township 11 North, Range 3 East of the Fourth Principal Meridian, Knox County, Illinois, as per Plat thereof recorded in Volume 16 of Plats, page 1.

Permanent Index Numbers: 11-03-476-029 and 11-11-126-007

TRACT 2: - Lot 12 in Westwood Subdivision, a Subdivision of parts of Sections 3, 4 and 10 in Persifer Township, Township 11 North, Range 3 East of the Fourth Principal Meridian, Knox County, Illinois, as per Plat thereof recorded in Volume 16 of Plats, page 8.

Permanent Index Number: 11-03-301-001

TRACT 3: - Lot 245 in Parkview Subdivision, a Subdivision of parts of Sections 10 and 11 in Persifer Township, Township 11 North, Range 3 East of the Fourth Principal Meridian, Knox County, Illinois, as per Plat thereof recorded in Volume 16 of Plats, page 17.

Permanent Index Number: 11-10-429-010

COUNTY OF KNOX
Real Estate Transfer Tax

136.00

Date 5-31-89

754147



FILED
KNOX COUNTY RECORDER

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GALESBURG, ILL. 16⁰⁰

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-TRACT 4: Lot 21 in Charter Oak Subdivision, a Subdivision of parts of Sections 3, 4, 9 and 10 in Persifer Township, Township 11 North, Range 3 East of the Fourth Principal Meridian, Knox County, Illinois, as per Plat thereof recorded in Volume 16 of Plats, page 28.

Permanent Index Number: 11-09-227-009

TRACT 5: - Lot 31 in Old Orchard Subdivision, a Subdivision of parts of Sections 3 and 4 in Persifer Township, Township 11 North, Range 3 East of the Fourth Principal Meridian, Knox County, Illinois, and part of Section 34 in Copley Township, Township 12 North, Range 3 East of the Fourth Principal Meridian, Knox County, Illinois, as per Plat thereof recorded in Volume 16 of Plats, page 32.

Permanent Index Number: 07-34-351-013

TRACT 6: - Lots 1 and 139 in Brentwood Subdivision, a Subdivision of parts of Sections 1, 2, 11 and 12 in Persifer Township, Township 11 North, Range 3 East of the Fourth Principal Meridian, Knox County, Illinois, as per Plat thereof recorded in Volume 16 of Plats, page 61.

Permanent Index Numbers: 11-11-429-001 and 11-01-327-011

all subject to the lien of real property taxes not yet due and payable. Further subject to the following matters:

1. Assessments made by The Spoon Valley Lake Sanitary District and the Oak Run Property Owners Association.
2. Rights-of-Way for drainage ditches, drain tiles, feeders and laterals, if any.
3. Thirty (30) foot building set back line as per Plat thereof recorded in Volume 16 of Plats, pages 1, 8, 17, 28, 32 and 61.
4. Ten (10) foot wide Utility easement around the perimeter of said lots to the Public Utility Companies and their respective successors and assigns within the area for the purpose of serving the Subdivision and other property with sewer, telephone and electrical services as set out in Plat recorded in Volume 16 of Plats, pages 1, 8, 17, 28, 32 and 61.

5. Ordinance of The Spoon Valley Lake Sanitary District regulating the use of public and private sewers and appurtenances, and discharge of water and wastes into the public sewer system, and the installation and connection of building sewers, and providing for inspection and construction thereof and establishing fees therefore, and providing penalties for the violation of sections thereof, known as Ordinance No. 6, passed and approved November 2, 1971, filed December 15, 1977, as Document No. 665112, recorded in Volume 947, page 13, and all Amendments thereto.

6. Declaration of Restrictive Covenants contained in instrument filed November 17, 1971, as Document No. 610837, recorded in Volume 729, page 92, made by American Central Corporation and Amendments to said Restrictive Covenants recorded in Volume 729, page 697, Volume 741, page 226, Volume 741, page 625, and Supplement to said Restrictive Covenants recorded in Volume 933, page 154 to the extent applicable to the premises conveyed herein.

7. An Ordinance establishing charges and rates for the use and service of the sewerage system of The Spoon Valley Lake Sanitary District, Knox County, Illinois, filed May 11, 1973 as Document No. 822379, recorded in Volume 755, page 852. (Pertains to Tract 1)

8. Declaration of Restrictive Covenants contained in instrument filed November 17, 1971 as Document No. 610838, recorded in Volume 729, page 103, made by American Central Corporation, and Amendments to said Restrictive Covenants recorded in Volume 729, page 596, Volume 741, page 218, Volume 741, page 626, and Supplement to said Restrictive Covenants recorded in Volume 933, page 154 to the extent applicable to the premises conveyed herein.

9. Declaration of Restrictive Covenants contained in instrument filed November 17, 1972 as Document No. 618496, recorded in Volume 747, page 107, made by American Central Corporation, and Supplement to said Restrictive Covenants recorded in Volume 933, page 154 to the extent applicable to the premises conveyed herein.

10. Declaration of Restrictive Covenants contained in Instrument filed May 9, 1973, as Document No. 822335, recorded in Volume 755, page 578, made by American Central Corporation, and Supplement to said Restrictive Covenants recorded in Volume 833, page 154 to the extent applicable to the premises conveyed herein.

11. Declaration of Restrictive Covenants contained in Instrument filed August 17, 1973, as Document No. 824938, recorded in Volume 762, page 342, made by American Central Corporation, and Supplement to said Restrictive Covenants recorded in Volume 833, page 154 to the extent applicable to the premises conveyed herein.

12. Declaration of Restrictive Covenants contained in Instrument filed January 10, 1980 as Document No. 888218, recorded in Volume 1051, page 159, made by American Central Corporation to the extent applicable to the premises conveyed herein.

13. Restriction contained in Warranty Deeds recorded in Volume 892, pages 276, 277, 278, 279 and 280, and in Volume 1089, page 183 that the lots be used solely for providing water service to Oak Run.

14. Ten (10) foot wide Storm drainage easement as per Plat recorded in Volume 16 of Plats, page 1. (Affects Lot 222 Forest Ridge)

15. Easement dated August 18, 1980, filed August 29, 1980, as Document No. 890845, recorded in Volume 1075, page 3, between Central Illinois Utility Company and Mid Century Telephone Cooperative, Inc. (Affects Lot 70 Forest Ridge)

16. Storm drainage easement as per Plat recorded in Volume 16 of Plats, page 28. (Affects Tract 4)

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its President and attested by its Secretary this 31st day of May, 1989.

CENTRAL ILLINOIS UTILITY COMPANY, also known as CENTRAL ILLINOIS UTILITY CO.

By: Martin M. Molot
Martin M. Molot, President



ATTEST:

Kathleen M. Willemin
Kathleen M. Willemin, Secretary