



2019003031

DOUGLAS J. JOHNSON
RECORDER - DEKALB COUNTY, IL

RECORDED: 4/23/2019 12:31 PM
REC FEE: 75.00

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS
CITY OF DEKALB)

PAGES: 5

POOR ORIGINAL OR CONTAINS COLORED INK
RECORDER NOT RESPONSIBLE
FOR REPRODUCTION

I, **LYNN A. FAZEKAS** do hereby certify that I am the duly appointed City Clerk of the City of DeKalb, DeKalb County, Illinois, and as such officer, I am the keeper of the records and files of the City Council of said City.

I do further certify that the attached is a true and correct copy of:

RESOLUTION 2019-048

**APPROVING A FINAL PLAT FOR THE EGYPTIAN THEATRE
SUBDIVISION AND AUTHORIZING A CONVEYANCE OF
REAL PROPERTY.**

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 11th day of March 2019. The original will be kept on file at the City of DeKalb Municipal Building.

WITNESS my hand and the official seal of said City this 8th day of April 2019.





LYNN A. FAZEKAS, City Clerk

Prepared by and Return to:

City Clerk's Office
City of DeKalb
200 S. Fourth Street
DeKalb, Illinois 60115

RESOLUTION 2019-048

PASSED: MARCH 11, 2019

**APPROVING A FINAL PLAT FOR THE EGYPTIAN THEATRE
SUBDIVISION AND AUTHORIZING A CONVEYANCE OF REAL
PROPERTY.**

WHEREAS, the City of DeKalb is a home-rule municipality with the power and authority conferred thereupon by virtue of the Illinois Constitution and Illinois Municipal Code; and

WHEREAS, as a home rule unit of local government, the City may exercise any power and perform any function pertaining to its government except as limited by Article VII, Section 6; and

WHEREAS, the City of DeKalb Planning and Zoning Commission met on February 20, 2019, and recommended approval of the Final Plat of Egyptian Theatre Subdivision dated February 18, 2019 and prepared by Survey-Tech subject to the City Council approving the conveyance of property to the Egyptian Theatre; and

WHEREAS, the City Council has reviewed the recommendations of the Planning and Zoning Commission of the City of DeKalb and now determines it would be in the best interest of the City to approve the Plat; and

WHEREAS, the City has completed all conditions precedent to the approval of a Final Plat of Egyptian Theatre Subdivision, and hereby seeks to grant approval of the same; and,

WHEREAS, the City also seeks to convey a small portion of real property and has given all required notices associated therewith;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DEKALB, ILLINOIS:

SECTION 1: The City of DeKalb hereby approves of the Final Plat of Egyptian Theatre Subdivision dated February 18, 2019 prepared by Survey-Tech in the format attached hereto as Exhibit A, subject to such minor revisions as shall be necessary to effectuate its execution and recording, and further authorizes and directs that it be executed and recorded.

SECTION 2: The City of DeKalb, having given public notice of its interest in conveying certain areas of real property, does hereby determine that it is necessary and convenient to convey the parcels legally described in the attached Exhibit B to Egyptian Theatre, Inc. By approval of this Resolution, the City Council waives any otherwise applicable City requirements associated with the conveyance of real property, and authorizes and directs the City Manager or designee to execute any and all documents necessary to effectuate the conveyance.

SECTION 3: That the City Clerk of the City of DeKalb, Illinois be authorized and directed to attest the Mayor's Signature and shall be effective thereupon, following execution as outlined in the preceding section.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 11th day of March 2019 and approved by me as Mayor on the same day. Passed by a 7-0-1 roll call vote. Aye: Jacobson, Finucane, Stuepegia, Fagan, Noreiko, Faivre, Smith. Nay: None. Absent: Verbic.

ATTEST:


LYNN A. FAZEKAS, City Clerk




JERRY SMITH, Mayor

EXHIBIT B

Part of Lots 58, 59, 60 and 65 of County Clerk's Subdivision of Block 1 of the Original Town, now City of DeKalb, according to the Plat thereof recorded July 1, 1929 in Book "F" of Plats, page 22 in the DeKalb County Recorder's Office, bounded and described as follows:

Commencing at the Northeast Corner of said Lot 65; thence North 67 degrees 44 minutes 38 seconds West along the North Line of said Lot 65, a distance of 60.40 feet to the Point of Beginning of the hereinafter described tract of land; thence continuing North 67 degrees 44 minutes 38 seconds West along said North Line and the North Line of Lots 60, 59 and 58, a distance of 117.51 feet; thence South 22 degrees 34 minutes 07 seconds West, a distance of 5.20 feet; thence South 67 degrees 44 minutes 38 seconds East, a distance of 18.87 feet; thence South 22 degrees 15 minutes 22 seconds West, a distance of 19.80 feet; thence South 67 degrees 44 minutes 38 seconds East, a distance of 38.32 feet; thence North 22 degrees 15 minutes 22 seconds East, a distance of 4.34 feet; thence South 67 degrees 44 minutes 38 seconds East, a distance of 52.34 feet; thence North 22 degrees 15 minutes 22 seconds East, a distance of 3.17 feet; thence South 67 degrees 54 minutes 01 seconds East, a distance of 8.00 feet; thence North 22 degrees 15 minutes 22 seconds East, a distance of 17.47 feet to the Point of Beginning, containing 2,277.4 square feet, more or less, subject to all easements, agreements and/or ordinances of record, if any, all situated in the City of DeKalb, the County of DeKalb and the State of Illinois.



2019003586

Quit Claim Deed
Illinois Statutory

DOUGLAS J. JOHNSON
RECORDER - DEKALB COUNTY, IL
RECORDED: 5/7/2019 03:48 PM
REC FEE: 55.00

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2019003032

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RECORDER - DEKALB COUNTY, IL
RECORDED: 4/23/2019 12:31 PM
REC FEE: 55.00

PAGES: 4

Deed is being rerecorded to correct the grantees address and name.

Quit Claim Deed

The Grantor, City of DeKalb ("the City"), DeKalb County, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged in hand paid, CONVEY AND QUIT CLAIM TO Egyptian Theatre, Inc., of the County of DeKalb, all interest in the following described Real Estate situated in the County of DeKalb in the State of Illinois, to wit:

Preservation of 135 N. 7th Street
Egyptian Theatre, Inc. DeKalb, IL 60115

Part of Lots 58, 59, 60 and 65 of County Clerk's Subdivision of Block 1 of the Original Town, now City of DeKalb, according to the Plat thereof recorded July 1, 1929 in Book "F" of Plats, page 22 in the DeKalb County Recorder's Office, bounded and described as follows: Commencing at the Northeast Corner of said Lot 65; thence North 67 degrees 44 minutes 38 seconds West along the North Line of said Lot 65, a distance of 60.40 feet to the Point of Beginning of the hereinafter described tract of land; thence continuing North 67 degrees 44 minutes 38 seconds West along said North Line and the North Line of Lots 60, 59 and 58, a distance of 117.51 feet; thence South 22 degrees 34 minutes 07 seconds West, a distance of 5.20 feet; thence South 67 degrees 44 minutes 38 seconds East, a distance of 18.87 feet; thence South 22 degrees 15 minutes 22 seconds West, a distance of 19.80 feet; thence South 67 degrees 44 minutes 38 seconds East, a distance of 38.32 feet; thence North 22 degrees 15 minutes 22 seconds East, a distance of 4.34 feet; thence South 67 degrees 44 minutes 38 seconds East, a distance of 52.34 feet; thence North 22 degrees 15 minutes 22 seconds East, a distance of 3.17 feet; thence South 67 degrees 54 minutes 01 seconds East, a distance of 8.00 feet; thence North 22 degrees 15 minutes 22 seconds East, a distance of 17.47 feet to the Point of Beginning, containing 2,277.4

square feet, more or less, subject to all easements, agreements and/or ordinances of record, if any, all situated in the City of DeKalb, the County of DeKalb and the State of Illinois.

Address: 135 N. 2nd Street, DeKalb, IL 60115

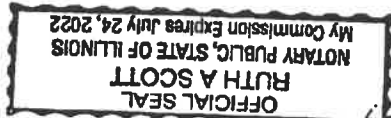
Dated this 28th day of March, 2019.

[Signature]
Bill Nicklas

State of Illinois, County of DeKalb

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bill Nicklas, personally known to be to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of March, 2019.



[Signature]
Notary Public

Statement Regarding Transfer Taxes.

Under penalty of perjury, this transaction is exempt from the imposition of Real Estate Transfer Taxes, as a transfer of property where the deed relates to the transfer of property acquired by any governmental body, pursuant to 35 ILCS 200/31-45(b).

Exempt under 35 ILCS 200/31-45(b).

Subscribed to and sworn under oath this 28th day of March, 2019.

[Signature]
City of DeKalb

By Bill Nicklas, City Manager

State of Illinois, County of DeKalb

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bill Nicklas, personally known to be 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 the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of March 2019.

RUTH A SCOTT
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires July 24, 2022

Ruth A Scott

Notary Public

Prepared by:
Dean M. Frieders
c/o City of DeKalb
200 S. Fourth Street
DeKalb, IL 60115

Return To/ Send Tax Bills To:
Egyptian Theatre, Inc.
135 N. 2nd Street
DeKalb, IL 60115

Exempt under provisions of Paragraph (d) Section 31-45
Real Estate Transfer Tax Law
5/7/19 *Dean M. Frieders* Attorney
Date Buyer, Seller or Representative

Unofficial

DOUGLAS J. JOHNSON
DEKALB COUNTY RECORDER
PLAT ACT AFFIDAVIT

State of Illinois

County of DeKalb } ss

Dean Frieders, City Attorney, being duly sworn on oath, states that ^{in 1965} he resides at
200 S. Fourth Street, Decatur IL 60115

And further states that: *(please check the appropriate box)*

A. [] That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

B. [X] That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: *(please circle the appropriate number)*

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale is of a single lot of less than 5 acres from a larger tract, and a survey has been made by an Illinois Registered Land Surveyor, and the sale is not a sale of any subsequent lot or lots from the same larger tract of land as determined by the dimensions and configuration of the larger tract on October 01, 1973; and further, local requirements applicable to the subdivision of land have been met.

Affiant further states that ___he makes this affidavit for the purpose of inducing the Recorder of DeKalb County, Illinois, to accept the attached deed for recording.



Signature of Affiant

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 12th DAY OF April, 2019.


Signature of Notary Public

