Owner *(Do not fill in Grantor’s name here, fill in below Grantor’s clause and this will auto fill.)*

Address       *(Street address of property)*

       *(City, State, Zip)*

Route

County

Job No.

Parcel No.

P.I.N. No.

Section

Project No.

Station

Station

Contract No.

Catalog No.

**WARRANTY DEED**

**(Limited Liability Company) (Freeway)**

*(Insert name of Grantor)*     , a limited liability company, organized and existing under and by virtue of the laws of the State of       and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of       Dollars ($     ), receipt of which is hereby acknowledged, and pursuant to the authority given by the member(s) of said company, grants, conveys, and warrants to the People of the State of Illinois, Department of Transportation, (Grantee), the following described real estate: *(If the legal description is to be attached to document, choose “See attached legal description” in the drop-down box below. Or, if the legal description is to be inserted, choose the blank space from the drop-down and insert the legal description in the text field that follows. If the insertion of a legal description adds additional pages to the document,* ***unprotect*** *the document and adjust the page breaks as needed.)*

situated in the County of      , State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the “premises.”

In addition, for the consideration stated above, Grantor also grants, quit claims and conveys to Grantee access control, pursuant to Article 8 of the Illinois Highway Code, 605 ILCS 5/8-101 to 8/109, as follows:

Grantor does relinquish, release and extinguish any and all interests,  rights or easements of access, crossing, light, air or view, which Grantor might otherwise enjoy in, to, under and over the public highway identified as       Route       (Highway), which access control is legally described as follows:

See attached access control legal description

and all existing, future or potential rights or easements of access, crossing, light, air or view to, from or over the premises and real property of Grantor not so taken and  abutting the premises or Highway whether consisting of one tract or contiguous parcels.

This grant and release shall constitute a covenant, which runs with the land in favor of the Grantee, its successors and assigns, and shall be binding upon the heirs, executors, administrators, successors and assigns of Grantor.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed 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 Grantor 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 Grantor’s remaining property.

 Dated this       day of       , .

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| --- | --- | --- | --- |
|  |  |  |       |
|  |  |  | Company Name |
|  |  |  |  |  |
|  |  |  | By: |  |
|  |  |  |  | Signature |
|  |  |  |  |  |
|  |  |       |
|  |  | Print Name and Title |

|  |  |  |
| --- | --- | --- |
| State of ) |       | ) |
|  |  | ) ss |
| County of |       | ) |
|  |
| This instrument was acknowledged before me on  | *Insert date*       | , , by |
| *Insert name*      | , as | *Insert title*      |
| of  | *Insert name of LLC*      | . |
|  |
|  |
| (SEAL) |  |
|  | Notary Public |

 My Commission Expires:

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

 Date Buyer, Seller or Representative

This instrument was prepared by and after Illinois Department of Transportation

recording, mail this instrument and future tax bills to: ATTN: Bureau of Land Acquisition