

After Recording Return To:

MICHELLE D. KANE, ESQ.  
PIPER MARBURY RUDNICK &  
WOLFE  
203 North LaSalle Street  
Suite 1800  
Chicago, Illinois 60601-1293



00426304

THIS SPACE RESERVED FOR RECORDER'S USE ONLY.

**QUITCLAIM DEED**

**WINDY POINT OF SCHAUMBURG LLC**, a Delaware limited liability company ("Grantor"), having an address at 20 North Wacker Drive, Suite 3200, Chicago, Illinois 60606, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CONVEYS AND QUITCLAIMS** to **WINDY POINT OWNERS ASSOCIATION**, an Illinois not-for-profit association ("Grantee"), having an address c/o Fifield Realty Company, 20 North Wacker Drive, Chicago, Illinois 60606, all right, title and interest, if any, owned by Grantor in the real estate legally described on Exhibit A attached hereto and made a part hereof, situated in the City of Schaumburg, County of Cook, in the State of Illinois, without warranty or representation of any kind

**THIS INSTRUMENT PREPARED BY**

Michelle D. Kane, Esq.  
Piper Marbury Rudnick & Wolfe  
203 North LaSalle Street  
Suite 1800  
Chicago, Illinois 60601

Near North Natural Title A0000083

and subject to all easements, restrictions and reservations of record including, without limitation, those matters described on Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, this 30<sup>th</sup> day of April, 2000.

GRANTOR:

WINDY POINT OF SCHAUMBURG LLC, a Delaware limited liability company

By: FRC Windy Point L.L.C., an Illinois limited liability company

By: [Signature]
Name: Steven D. Fifield
Its: Manager

Send Subsequent Tax Bills To

Windy Point Owners Association
c/o Fifield Realty Company,
20 North Wacker Drive
Chicago, Illinois 60606

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 200.1-2B6 OR UNDER PROVISIONS OF PARAGRAPH SECTION 200.1-4B OF THE CHICAGO TRANSACTION TAX ORDINANCE.
Stamped in error (KW)

52388
VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE REAL ESTATE
AND ADMINISTRATION TRANSFER TAX
DATE 6-8-00
AMT. PAID [Signature]

Exempt under provisions of Paragraph E
Section 4, Real Estate Transfer Tax Act.
06/02/2000 [Signature] as agent
Date Buyer, Seller or Representative

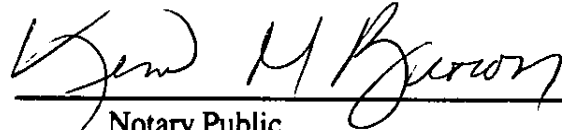
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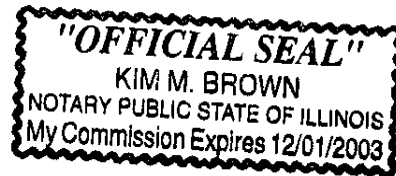
00426304

STATE OF ILLINOIS     )  
                                  )     SS  
COUNTY OF COOK     )

**BEFORE ME**, the undersigned authority, on this day personally appeared Steven D. Fifield, Manager of FRC Windy Point, L.L.C., an Illinois limited liability company, which company is the managing member of WINDY POINT OF SCHAUMBURG LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the corporation and that the same was executed for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30<sup>th</sup> day of April, 2000.

  
\_\_\_\_\_  
Notary Public



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## EXHIBIT A

### LEGAL DESCRIPTION

Parcel 1:

Lot 6 in Windy Point of Schaumburg, being a subdivision of part of Section 12, Township 41 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded February 9, 1999 as Document Number 99137488, in Cook County, Illinois.

Parcel 2:

Easements for Ingress and Egress for the benefit of Parcel 1 aforesaid, as set forth in the Declaration of Covenants, Conditions, Restrictions, Reciprocal Rights and Easements for Windy Point of Schaumburg recorded February 9, 1999 as Document Number 99137489, as amended from time to time.

Address: Vacant land located on the Northwest corner of Meacham Road and McConnor Parkway, Schaumburg, Illinois

PIN: 07-12-400-036

## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General Real Estate Taxes for the years 1999 and 2000. Tax Number 07-12-400-036-000, volume 187.
2. Terms, provisions, conditions, restrictions and easements contained in Declaration dated as of February 8, 1999 and recorded February 9, 1999 as Document No. 99137489, as amended from time to time, made by Windy Point of Schaumburg LLC relating to, among other things, easements: ingress/egress easement, parking easement, storm water easement, windy point utility easements, signage easements and declaration of easement for association; association; assessment levied by the association; maintenance; construction and alteration of improvements; use restrictions; scope of the declaration;
3. Grant of Easement in favor of Village of Schaumburg over, under, upon, across and along the west line of the property for the installation, maintenance, operation, repair and removal of water main recorded on June 25, 1982 as Document Numbers 26272215 and 26272216.
4. The following, as found on the survey of Mackie Consultants, Inc., dated September 15, 1998.
  - a. Underground electrical line located along the southerly line of the property.
5. Storm sewer easement along the southerly line of subject property granted by Document Number 8759086.
  - 5.1 Public utility easement along the southerly line of the subject property as granted by Document Number 87579086, said easement appears to be 20 feet in width;
  - 5.2 Water main located on the southerly line of the Property;
6. Terms, provisions, conditions contained in Ordinance No. 97-146 authorizing the execution of First Amendment to Third Amended and Restated Annexation Agreement for Unocal property and the First Amendment to Third Amended and Restated Annexation Agreement recorded as Document Number 97978767, a copy of which was recorded February 3, 1998 as Document Number 98088872.
7. Easements for public utilities and drainage over, upon and under the north, west and easterly portions of the land as shown on the Plat of Subdivision recorded as Document No. 99137488 and survey prepared by Mackie Consultants, Inc., dated February 23, 1999, Project No. 571.

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8. Signage easement over the southwest corner and the southeast corner of the land as granted and as shown on the Plat of Subdivision recorded as Document No. 99137488 and survey prepared by Mackie Consultants, Inc., dated February 23, 1999, Project No. 571.

9. Public sidewalk easements along the southerly line of the land by a 5 foot by 85 feet portion of the land as shown on the Plat of Subdivision recorded as Document No. 99137488 and survey prepared by Mackie Consultants, Inc., dated February 23, 1999, Project No. 571.

10. Terms, provisions, and conditions relating to the easement described as Parcel 2 contained in the instrument creating such easement.

11. Rights of the adjoining owner and owners to the concurrent use of the easement described as Parcel 2.

12. If any document referenced herein contains a covenant, condition or restriction violative of 42 USC 3604(c), such covenant, condition or restriction to the extent of such violation is hereby deleted.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

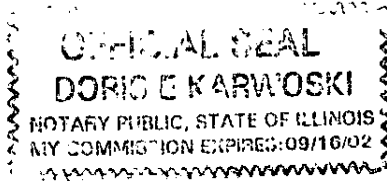
Dated June 7, 2000 Signature: Michelle Kane  
Grantor or Agent

Subscribed and sworn to before me by the

said grantee

this 1 day of June

2000



Amin Karwoski  
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

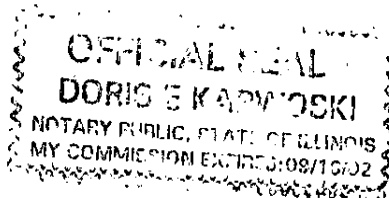
Dated June 7, 2000 Signature: Michelle Kane  
Grantor or Agent

Subscribed and sworn to before me by the

said grantee

this 1 day of June

2000



Amin Karwoski  
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]