

UNOFFICIAL COPY

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029/0050 45 001 Page 1 of 6  
2000-01-05 10:16:08  
Cook County Recorder 31.00

RECORDING REQUESTED BY:  
WHEN RECORDED RETURN TO:

J. Kevin Garvey, Esq.  
Piper Marbury Rudnick & Wolfe  
Suite 1800  
203 North LaSalle Street  
Chicago, Illinois 60601



(Space Above this Line for County Recorder's Use Only)

SPECIAL WARRANTY DEED

567

**THIS INDENTURE**, made as of this 24 day of December, 1999, between **OPUS NORTH CORPORATION**, a corporation created and existing under and by virtue of the laws of the State of Illinois ("Grantor"), and **DAYTON HUDSON CORPORATION**, a Minnesota corporation whose address is 33 South Sixth Street, Minneapolis, Minnesota 55402 ("Grantee"), **WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these present does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and its successors and assigns, FOREVER, all the real estate, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and incorporated herein by reference.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand or whatsoever, of Grantor, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances; **TO HAVE AND TO HOLD** said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, it **WILL WARRANT AND DEFEND**, subject to: (i) those matters shown on Exhibit B attached hereto and incorporated herein by reference; and (ii) all other matters whether or not of record (but only to the extent not done or suffered by Grantor, or persons claiming by, through or under Grantor, as hereinabove provided).

Exempt under provisions of Paragraph e  
Section 4, Real Estate Transfer Act.

12/28/99  
Date

[Signature]  
Buyer, Seller, or Representative

**BOX 333**

7841699 01-MOR-1K  
① of 2

CHICAGO TITLE

Property of Cook County Recorder's Office

# UNOFFICIAL COPY

Permanent Real Estate Index Number(s): See Exhibit A attached hereto and incorporated herein by reference.

Address(es) of real estate: The property described on Exhibit A attached hereto and incorporated herein by reference is commonly known as the Southeast corner of Willow and Old Willow Roads, Glenview, Illinois.

**IN WITNESS WHEREOF**, Grantor has caused its name to be signed to these presents, as of the day and year first above written.

**GRANTOR:**

**OPUS NORTH CORPORATION**, an Illinois corporation

By: John M. Crocker, Jr.  
Printed Name: John M. Crocker, Jr.  
Its: President

This Deed was prepared by:

Howard I. Goldblatt, Esq.  
O'Brien, O'Rourke & Hogan  
Suite 2900  
10 South LaSalle Street  
Chicago, Illinois 60603  
(312) 739-3500

Tax bills should be sent to:

Dayton Hudson Corporation  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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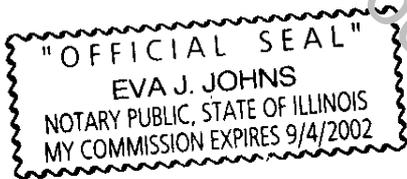
# UNOFFICIAL COPY

## ACKNOWLEDGMENT

STATE OF ILLINOIS        )  
  )SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for the State aforesaid, DO **HEREBY CERTIFY THAT**, John M. Crocker, Jr., the President, of **OPUS NORTH CORPORATION**, an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing document appeared before me this day in person and, acknowledged to me that, being so duly authorized, he/she signed and delivered that document as his/her free and voluntary act and as the free and voluntary act of that corporation, for the uses and purpose therein set forth.

Given under my hand and Notarial Seal as of this 28 day of December, 1999.



Eva Johns  
Notary Public

PROPERTY OF COOK County Clerk's Office

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## EXHIBIT B

### SCHEDULE OF EXCEPTIONS

1. Real estate taxes not yet due and payable;
2. Amended and Restated Declaration of Protective Covenants for Glenview North Shore Park dated December 24, 1996 and recorded August 1, 1996 as Document 96590155 as amended by First Amendment to Amended and Restated Declaration of Protective Covenants for Glenview North Shore Park dated December 24, 1997 and recorded January 12, 1998 as Document 98027733.  
  
[Note: Original Declaration of Protective Covenants for Glenview North Shore Park was recorded March 16, 1990 as Document 90119242.]
3. Amended and Restated Annexation Agreement made by and among the Village of Glenview, Illinois, Missionary Sisters Servants of the Holy Spirit and Marathon U.S. Realties, Inc. dated June 18, 1996 and recorded August 1, 1996 as Document 96590154.  
  
[Note: Original Annexation Agreement was recorded March 16, 1990 as Document 90119238.]
4. Matters shown on Plat of Subdivision for North Shore Corporate Park recorded March 13, 1998 as Document 98201977.
5. Matters shown on Plat of Resubdivision for Willow Creek Center recorded December 23, 1999 as Document 09192216 and on Certificate of Correction recorded December 29, 1999 as Document 09204789.
6. Declaration of Protective Covenants for North Shore Corporate Park recorded April 15, 1998 as Document 98299149.
7. Water System Agreement recorded April 20, 1998 as Document 98312942.
8. Operation and Easement Agreement between Dayton Hudson Corporation and Opus North Corporation dated as of April 9, 1998 and recorded April 20, 1998 as Document 98312944, as amended by First Amendment to Operation and Easement Agreement recorded December 29, 1999 as Document 09204790.
9. Declaration of Proration of Cost Allocation Under OEA recorded December 29, 1999 as Document 09204791.

**C000009**

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 12-31, 19 99 Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_  
this 31<sup>st</sup> day of Dec  
19 99.

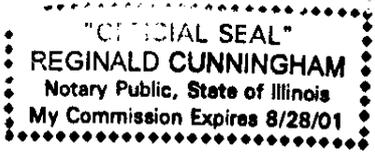


[Signature]  
Notary Public

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 12-31, 19 99 Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_  
this 31<sup>st</sup> day of Dec  
19 99.

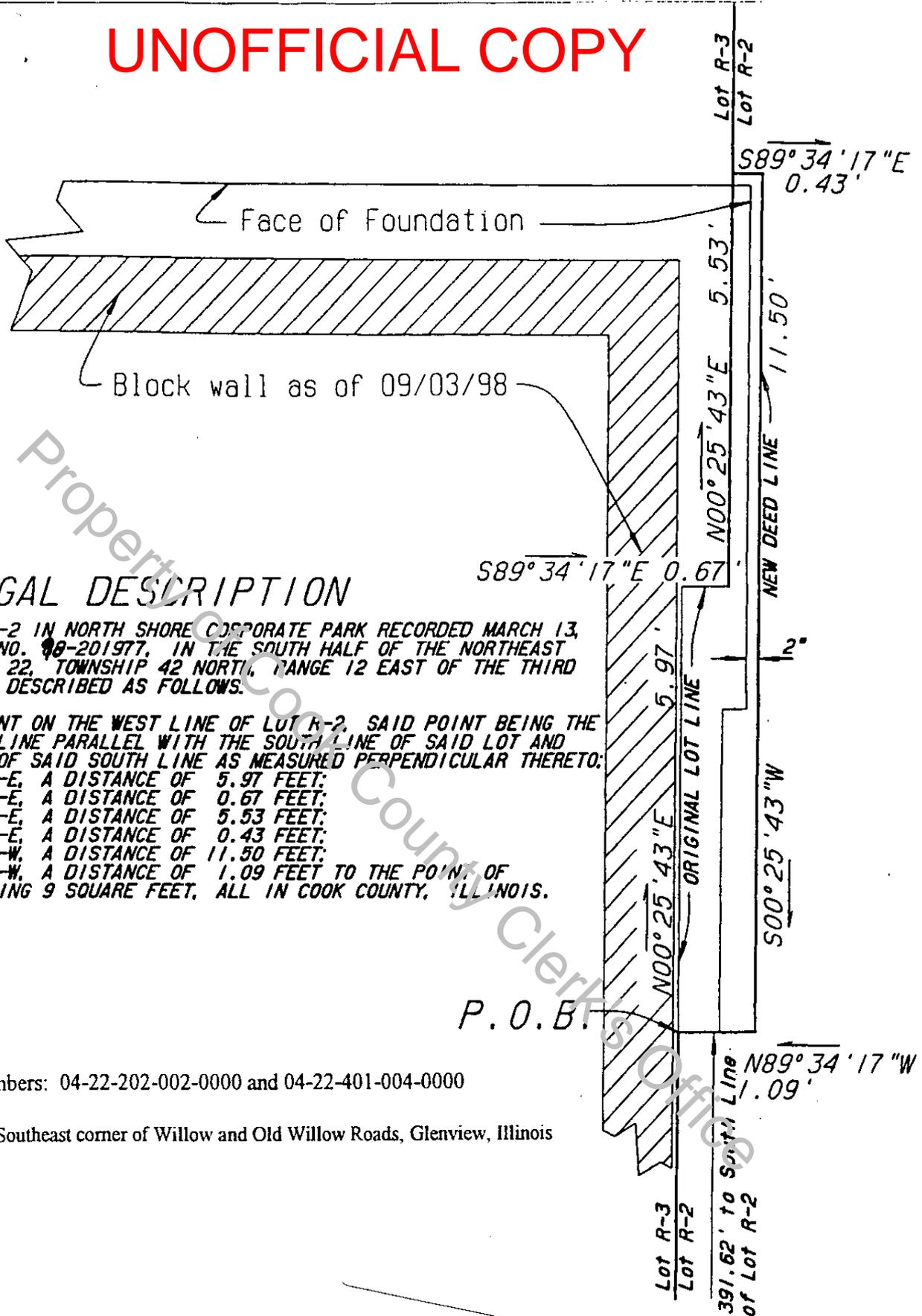


[Signature]  
Notary Public

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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.]



LEGAL DESCRIPTION

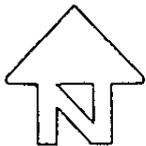
THAT PART OF LOT R-2 IN NORTH SHORE CORPORATE PARK RECORDED MARCH 13, 1998, AS DOCUMENT NO. 98-201977, IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE WEST LINE OF LOT R-2, SAID POINT BEING THE INTERSECTION OF A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT AND 391.62 FEET NORTH OF SAID SOUTH LINE AS MEASURED PERPENDICULAR THERETO;  
 THENCE N-00°25'43"-E, A DISTANCE OF 5.97 FEET;  
 THENCE S-89°34'17"-E, A DISTANCE OF 0.67 FEET;  
 THENCE N-00°25'43"-E, A DISTANCE OF 5.53 FEET;  
 THENCE S-89°34'17"-E, A DISTANCE OF 0.43 FEET;  
 THENCE S-00°25'43"-W, A DISTANCE OF 11.50 FEET;  
 THENCE N-89°34'17"-W, A DISTANCE OF 1.09 FEET TO THE POINT OF BEGINNING, CONTAINING 9 SQUARE FEET, ALL IN COOK COUNTY, ILLINOIS.

P.O.B.

Permanent Index Numbers: 04-22-202-002-0000 and 04-22-401-004-0000

Commonly known as: Southeast corner of Willow and Old Willow Roads, Glenview, Illinois



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JOB NO. 9811  
 PAGE 1 OF 1  
 DATE: 01/15/99  
 REV.: 02/03/99

Sargeant Engineering Company, Ltd., 1999

**SARGEANT ENGINEERING COMPANY, LTD.**  
 Consultants - Civil Engineers & Land Surveyors  
 304 E. Devon Avenue, Elk Grove Village, IL 60007-4038  
 Telephone (847) 228-0600 Fax (847) 364-0697