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Cook County Recorder 71.50



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Above Space For Recorder's Use Only

REO 962

SPECIAL WARRANTY DEED

THIS INSTRUMENT is made this 27th day of February, 2001, between **PRINCIPAL LIFE INSURANCE COMPANY**, formerly known as **PRINCIPAL MUTUAL LIFE INSURANCE COMPANY**, an Iowa corporation ("Grantor"), having an address of 711 High Street, Des Moines, Iowa 50392-0001, and **WILEY INDUSTRIAL, L.L.C.**, an Illinois limited liability company ("Grantee"), having an address of 436 East State Parkway, Suite 222, Schaumburg, Illinois 60173.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents hereby **GRANTS, BARGAINS, SELLS, REMISES, RELEASES, ALIENS AND CONVEYS** unto the Grantee, and to its successors and assigns, **FOREVER**, all the property, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof (the "Premises").

Property Address: 1261 Wiley Road, Schaumburg, Illinois 60173

Permanent Index Nos. 07-12-100-015

Together with all and singular the easements, tenements, 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 whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above-described, with the appurtenances, unto the Grantee, its successors and assigns forever.

THIS INSTRUMENT WAS PREPARED BY:

Principal Life Insurance Company
711 High Street
Des Moines, Iowa 50392-1360

54403
VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE REAL ESTATE
AND ADMINISTRATION TRANSFER TAX
DATE 02-27-01
AMT. PAID 3,030.00

KC
DEC 10/01

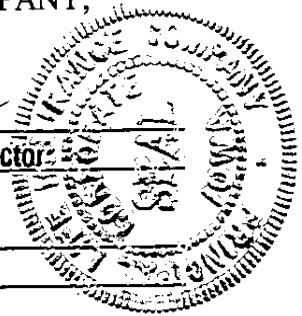
And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof; and that the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

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

PRINCIPAL LIFE INSURANCE COMPANY,
an Iowa corporation

By: Thomas J. Bell
Title: Thomas J. Bell, Associate Director
Commercial Real Estate

By: Steve W. Pich
Title: Director
Commercial Real Estate
Reporting and Computer Services

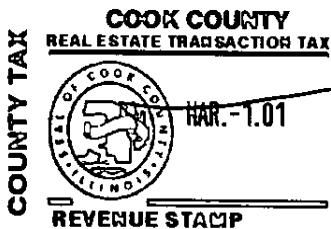


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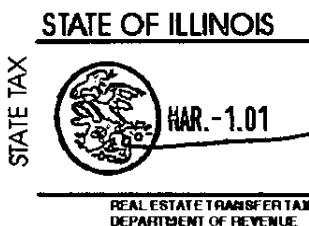
David B. Aufrecht
55 W. Monroe, Suite 3550
Chicago, IL 60603

MAIL TAX BILLS TO:

Wiley Industrial, L.L.C.
6612 N. LeMai
Lincolnwood, IL 60712



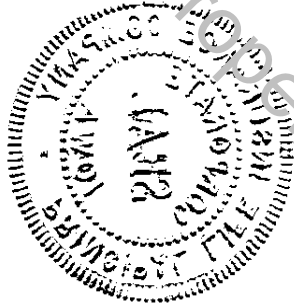
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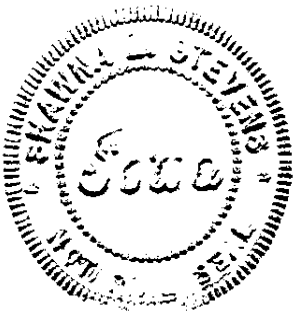
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PROPERTY OF COOK COUNTY CLERK'S OFFICE



STATE OF IOWA)
)
COUNTY OF FOLK)

On this 22nd day of February, 2001, before me, a Notary Public in and for said County, personally appeared Thomas J. Bell and Steve W. Pick to me personally known to be the identical persons whose names are subscribed to the instrument, who being each by me duly sworn did say that they are the Associate Director and Director, respectively, of PRINCIPAL LIFE INSURANCE COMPANY, an Iowa corporation, and that the seal affixed to the said instrument is the seal of said corporation, and that said instrument was signed and sealed on behalf of the said corporation by authority of its Board of Directors, and the aforesaid officers each acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by each of them voluntarily executed.



Shawna L. Stevens

Notary Public in and for Polk County Iowa



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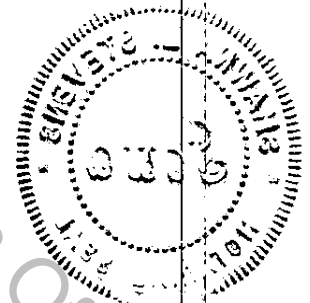


Exhibit A

PARCEL 1:

THAT PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST $\frac{1}{4}$ AND RUNNING THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST $\frac{1}{4}$, 119.36 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING EASTERLY ALONG SAID SOUTH LINE, 394.52 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID SECTION 486.76 FEET TO A LINE DRAWN 165.0 FEET SOUTHERLY OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE, 399.12 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE OF THE NORTHWEST $\frac{1}{4}$, 548.20 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 TO INSTALL, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, ALTER, REPLACE AND REMOVE ONE ACCESS ROADWAY IN, UNDER, UPON, THROUGH AND ACROSS A STRIP OF LAND, 82.5 FEET IN WIDTH, DESCRIBED AS FOLLOWS: THAT PART OF THE EAST 50 FEET OF THE WEST 523.35 FEET OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING WITHIN THE FOLLOWING DESCRIBED PREMISES: ALL THOSE PARTS OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 11 AND OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 12, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 11; THENCE SOUTHERLY ALONG THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 11, A DISTANCE OF 385.64 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 81 DEGREES 6 MINUTES TO THE LEFT WITH THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 2310.55 FEET, AND SAID LINE BEING THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY JOHN FREISH AND ELSIE FREISH, HIS WIFE, TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION FOR A CONNECTING ROAD BETWEEN PLUM GROVE ROAD AND MEACHAM ROAD (PARCEL N-6C-65), BY WARRANTY DEED DATED APRIL 5, 1957 RECORDED APRIL 9, 1957 IN BOOK 54770 ON PAGE 59 AS DOCUMENT NUMBER 16872663; THENCE SOUTHERLY ALONG A SOUTHWESTERLY LINE OF THAT CERTAIN TRACT OF LAND SO CONVEYED BY DEED DATED APRIL 5, 1957, FORMING AN ANGLE OF 26 DEGREES 39 MINUTES 22 SECONDS WITH THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 183.89 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 153 DEGREES 20 MINUTES 38 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2461.97 FEET TO THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 11; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 11, A DISTANCE OF 83.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN THE NORTHERN ILLINOIS GAS COMPANY AND FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE, UNDER TRUST AGREEMENT DATED OCTOBER 1, 1979 AND

KNOWN AS TRUST NUMBER 96542839 DATED NOVEMBER 6, 1978 AND RECORDED OCTOBER 30, 1979 AS DOCUMENT NUMBER 25217149 AND RE-RECORDED JANUARY 21, 1980 AS DOCUMENT NUMBER 25328414, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 TO INSTALL, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, ALTER, REPAIR, REPLACE AND REMOVE A DRIVEWAY OVER THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTHERLY 82.5 FEET OF THE NORTHERLY 165 FEET ADJOINING THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY IN THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN A LINE DRAWN 119.36 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 12 AND A LINE DRAWN 513.88 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE AFORESAID NORTHWEST ¼ OF SECTION 12, ALSO LYING WITHIN NORTHERN ILLINOIS GAS COMPANY 82.5 FEET WIDE DUBUQUE RIGHT-OF-WAY, PARCEL 6-68, IN SECTION, TOWNSHIP AND RANGE AFORESAID, IN COOK COUNTY, ILLINOIS, AND THAT PROPERTY LEGALLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE DRAWN PARALLEL WITH AND 119.36 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12 WITH A LINE DRAWN PARALLEL WITH AND 165 FEET SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY (SAID LINE BEING THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY); THENCE NORTHERLY PARALLEL WITH SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, 83.5 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID GAS COMPANY RIGHT OF WAY; THENCE WESTERLY ON SAID NORTHERLY LINE, 30.0 FEET; THENCE SOUTHEASTERLY ON A STRAIGHT LINE TO THE PLACE OF BEGINNING, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, AS CREATED BY THE EASEMENT AGREEMENT DATED AUGUST 1, 1981 AND RECORDED AUGUST 27, 1981 AS DOCUMENT NUMBER 25981968, AS MODIFIED BY AGREEMENT DATED MARCH 1, 1982 AND RECORDED MARCH 25, 1982 AS DOCUMENT NUMBER 26182430.

EXHIBIT "B"

(Insert proforma exceptions, when available.)

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FIRST AMERICAN TITLE INSURANCE COMPANY
ALTA OWNER'S POLICY

File No.: CC187331
Policy No.: OP

A. STANDARD EXCEPTIONS:

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

B. SPECIAL EXCEPTIONS:

1. GENERAL TAXES FOR THE YEAR 2000 FINAL INSTALLMENT, 2001 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE.

TAX NO.: 07-12-100-015 VOL. NO.: 187

2. TERMS, PROVISIONS AND CONDITIONS OF AN EASEMENT AND MAINTENANCE AGREEMENT DATED OCTOBER 10, 1979 AND RECORDED OCTOBER 10, 1979 AS DOCUMENT NUMBER 25185740, MADE BY AND BETWEEN THE FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 16, 1978 AND KNOWN AS TRUST NUMBER 89392324 AND THE FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 15, 1977 AND KNOWN AS TRUST NUMBER 76812066, WHICH AGREEMENT CREATES AN EASEMENT FOR INGRESS AND EGRESS AND PARKING OVER THE LAND.

3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DOCUMENTS RECORDED AS NUMBERS 25185744 AND 25185745, PROVIDING THAT THE SUBJECT LAND SHALL NOT BE USED AS A RACE TRACK.

4. EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF COMMUNICATION SYSTEMS OVER THAT PORTION OF THE LAND AS DESCRIBED IN EASEMENT RECORDED AS DOCUMENT 26046824.

5. EASEMENTS FOR PUBLIC UTILITIES UPON AND UNDER THE LAND AS CONTAINED IN DOCUMENT RECORDED AS NUMBER 26065701.

6. EASEMENT FOR WATER MAIN IN FAVOR OF THE VILLAGE OF SCHAUMBURG OVER, UPON AND UNDER THE NORTHERLY 20 FEET OF THE LAND AS CONTAINED IN DOCUMENT RECORDED AS NUMBER 26487914.

7. TERMS, CONDITIONS AND PROVISIONS OF THE DOCUMENT CREATING THE EASEMENT DESCRIBED IN SCHEDULE C AS PARCELS 2 AND 3, TOGETHER WITH THE RIGHTS OF THE ADJOINING OWNERS IN AND TO THE CONCURRENT USE OF SAID EASEMENT.

REO 962

PLAT ACT AFFIDAVIT

STATE OF IOWA)
) SS.
COUNTY OF Polk)

PRINCIPAL LIFE INSURANCE COMPANY, F/K/A PRINCIPAL MUTUAL LIFE INSURANCE COMPANY, an Iowa corporation, being duly sworn on oath, states that the companies corporate address is 711 High Street, Des Moines, Iowa 50392-0001. That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

Section A. Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.

OR

Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:

- 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 easement of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configurations of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that this affidavit is made for the purpose of inducing the Recorder of Deeds of Montgomery County, Illinois to accept the attached deed for recording.

(signatures continued on next page)

PRINCIPAL LIFE INSURANCE COMPANY,
an Iowa corporation

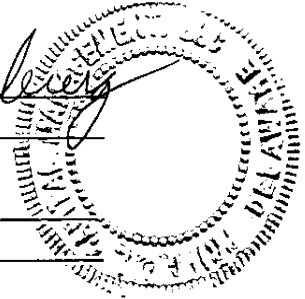
By: PRINCIPAL CAPITAL MANAGEMENT, LLC,
a Delaware limited liability company,
its authorized signatory

By: S.P. Franzenburg

Title: S. P. Franzenburg
Managing Director

By: Donna Lutcavish

Title: Donna Lutcavish
Director

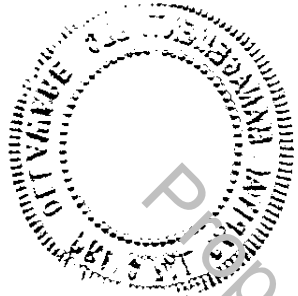


SUBSCRIBED AND SWORN to before me this 13th day of February, 2001, by S.P. Franzenburg and Donna Lutcavish the managing Director and Director of Principal Life Insurance Company. This 13th day of February, 2001.

Shauna L. Stevens
NOTARY PUBLIC



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