

GEORGE E. COLE FORM NO. 801  
LEGAL FORMS  
February, 1985

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2001-04-13 12:39:36  
Cook County Recorder 31.50



SPECIAL  
WARRANTY DEED  
Statutory (ILLINOIS)

CAUTION: under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 6<sup>th</sup> day of April, 2001 between KENNEDY REAL ESTATE DEVELOPMENT LIMITED PARTNERSHIP, an Illinois limited partnership, duly authorized to transact business in the State of Illinois, party of the first part, and

SH INVESTMENTS LLC., an Illinois limited liability company  
1294 Karyn Court  
Sleepy Hollow, Illinois 60118

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Directors of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereto 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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.


And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered 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 it, it WILL WARRANT AND DEFEND, subject to: SEE ATTACHED EXHIBIT "B".

Permanent Real Estate Index Number(s): Part of 01-35-200-010/011  
Address(es) of Real Estate: Lot 15, South Barrington Executive Center, South Barrington, Illinois.

1ST AMERICAN TITLE Order # DC011014  
10 of 3MC


# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
  
APR. 13. 01  
REVENUE STAMP

# 0000050432  

REAL ESTATE TRANSFER TAX
0017250
FP326670

**STATE OF ILLINOIS**  
STATE TAX  
  
APR. 13. 01  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000026495  

REAL ESTATE TRANSFER TAX
0034500
FP326669

# UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, this 6<sup>th</sup> day of April, 2001.

## KENNEDY REAL ESTATE DEVELOPMENT LIMITED PARTNERSHIP

By: Kennedy Development Enterprises, Inc.  
It: General Partner

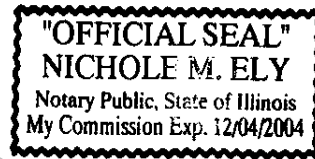
By: [Signature]  
Name Robert D. Schoen  
Title: President

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert D. Schoen to be the President of

Kennedy Development Enterprises, Inc., general partner of Kennedy Real Estate Development Limited Partnership, appeared, before me this day in person and acknowledged that as such President he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL  
SEAL  
HERE

Given under my hand and official seal, this 6<sup>th</sup> day of April, 2001



Commission expires: 12.4.04

Nichole M. Ely  
NOTARY PUBLIC



This instrument was prepared by: J. David Ballinger  
Schain, Burney, Ross & Citron, Ltd.  
222 North LaSalle Street - Suite 1910  
Chicago, Illinois 60601

Mail To: Roger Frandsen (Name)  
2425 Royal Blvd (Address)  
Elgin, IL 60123 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
SH Investments, LLC (Name)  
1294 Karyn Court (Address)  
Sleepy Hollow, IL 60118 (City, State, Zip Code)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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## EXHIBIT "A"

### PARCEL 1:

LOT 15 IN SOUTH BARRINGTON EXECUTIVE CENTER, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 2000 AS DOCUMENT 00520062, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DELINEATED ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 00520062.

Commonly known as: Lot 15, South Barrington Executive Center, South Barrington, Illinois

Permanent Index Number: Part of 01-35-200-010/011

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1. GENERAL TAXES FOR 2000 (FINAL INSTALLMENT), 2001 AND SUBSEQUENT YEARS.

TAX NO.: 01-35-200-010 VOL. NO.: 001 (AFFECTS UNDERLYING PROPERTY)

2. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN DECLARATION OF PROTECTIVE COVENANTS FOR SOUTH BARRINGTON EXECUTIVE CENTER DATED NOVEMBER 19, 2000 AND RECORDED DECEMBER 08, 2000 AS DOCUMENT 00966950.

3. BUILDING LINES AS DELINEATED ON THE PLAT OF SUBDIVISION RECORDED JULY 13, 2000 AS DOCUMENT 00520062.

4. DRAINAGE AND UTILITY EASEMENT AS DELINEATED ON THE PLAT OF SUBDIVISION RECORDED JULY 13, 2000 AS DOCUMENT 00520062.

5. PARKING AND BUILDING SETBACK LINE AS DELINEATED ON THE PLAT OF SUBDIVISION RECORDED JULY 13, 2000 AS DOCUMENT 00520062.

6. EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT 24749358, RECORDED ON DECEMBER 5, 1978, AND THE TERMS AND CONDITIONS THEREOF.

7. EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY RECORDED AS DOCUMENT 87010211

8. THE FOLLOWING NOTES APPEAR ON THE CERTIFICATE APPENDED TO THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 00520062:

A) THERE SHALL BE NO DIRECT ACCESS TO LOTS 1, 3, 6, 8, 10, 15 AND 16 FROM BARRINGTON ROAD, ACCESS TO BE PROVIDED VIA EXECUTIVE COURT, WHICH HAS ACCESS TO EXECUTIVE CENTER DRIVE.

B) ACCESS TO BE PROVIDED VIA A SHARED ACCESS EASEMENT OVER PART OF LOTS 6 AND 8 WHICH SHALL CONNECT TO A ROADWAY WHICH WILL HAVE CROSS ACCESS BETWEEN ALL THE SUBDIVIDED LOTS.

C) EACH LOT, UPON DEVELOPMENT, IS REQUIRED TO PROVIDE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM.

D) NO DRIVEWAYS WILL BE PERMITTED TO ACCESS BARRINGTON ROAD, TENNIS CLUB LANE, OR MUNDHANK ROAD.

E) THE BUILDING SETBACKS FROM BARRINGTON ROAD FOR LOTS 15 & 16 AND LOTS 8 & 10 SHALL BE STAGGERED BY A MINIMUM OF 25 FEET IN EACH LOT PAIR, IN NO CASE SHALL THE BARRINGTON ROAD SETBACK BE LESS THEN 50 FEET.

NOTE A:

PERMANENT EASEMENT LINES, BUILDING SETBACKS AND PARKING SETBACKS AS CREATED HEREON HAVE BEEN ESTABLISHED AT CERTAIN MINIMUM DISTANCES FROM WETLAND LIMITS OR NORMAL WATER LEVELS AS DEFINED ON SITE ENGINEERING PLANS DATED JANUARY 7, 2000 BY DOHERTY AND ASSOCIATES, SAID EASEMENTS LINES, BUILDING SETBACK AND PARKING SETBACK ALIGNMENTS ARE HEREBY ESTABLISHED AND DEFINED BY BEARING AND DIMENSION IN PERPETUITY AND NOT AFFECTED BY OR SUBJECT TO FLUCTUATIONS OF WETLAND LIMITS OR NORMAL WATER LEVEL BOUNDARIES.

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9. SEPTIC SYSTEM NOTATION ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 00520062: "EACH LOT, UPON DEVELOPMENT, IS REQUIRED TO PROVIDE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM. THIS SYSTEM MAY INCLUDE AN AQUAROBIC LIMITED MINI-PLANT, SAND FILTER, SEPTIC TANK, CHLORINATOR, DE-CHLORINATOR AND LIFT STATION. SEPTIC SYSTEM TO BE DESIGNED IN ACCORDANCE WITH VILLAGE CODE SECTION 905.30, AS ADOPTED BY ORDINANCE NO. 99-585."

10. INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT AS SETFORTH AND AS DELINEATED ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 00520062.

11. TERMS, CONDITIONS AND PROVISIONS OF THE DOCUMENTS CREATING THE EASEMENT DESCRIBED IN SCHEDULE C, TOGETHER WITH THE RIGHTS OF THE ADJOINING OWNERS IN AND TO THE CONCURRENT USE OF SAID EASEMENT.

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