

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



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 10th 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

T.R. KLEIN DEVELOPMENT, INC., an Illinois corporation
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 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 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 13, South Barrington Executive Center, South Barrington, Illinois.

1ST AMERICAN TITLE Order # DC011203
KCFZMC

4/13/01

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
APR. 13. 11
0000050433

REAL ESTATE TRANSFER TAX
00166.75
FP326670

COUNTY TAX
REVENUE STAMP

POSTAGE METER SYSTEMS

STATE OF ILLINOIS
APR. 13. 07
0000026496

REAL ESTATE TRANSFER TAX
00333.50
FP326669

STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

10301635

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, this 6th 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

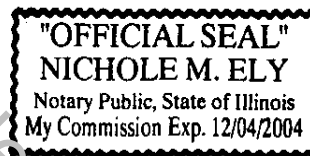
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert D. Schoen to be the President of

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 6th day of April, 2001

Commission expires: 12.4.04



[Signature: 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 K. FRANSEN
(Name)
2425 ROYAL BLVD
(Address)
ELGIN IL 60123
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: LLC
T.R. Klein Development, LLC
(Name)
1294 Karyn Court
(Address)
Sleepy Hollow, IL 60118
(City, State, Zip Code)

OR RECORDER'S OFFICE BOX NO. _____

DB/Closings/Kennedy/Lot-13-SPWTD.

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EXHIBIT "A"

PARCEL 1:

LOT 13 IN SOUTH BARRINGTON EXECUTIVE CENTER, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 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 13, South Barrington Executive Center, South Barrington, Illinois

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

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10/21/04

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1. GENERAL TAXES FOR 2000 (FINAL INSTALLMENT), 2001 & 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 SETBACK LINE AS DELINEATED ON THE PLAT OF SUBDIVISION RECORDED JULY 13, 2000 AS DOCUMENT 00520062.

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

7. PARKING SETBACK, DRAINAGE AND UTILITY EASEMENT AS SET FORTH ON THE PLAT OF SUBDIVISION RECORDED JULY 13, 2000 AS DOCUMENT 00520062.

8. 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.

9. 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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10. 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."

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

12. 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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