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3.11.01 03 001 Page 1 of 4
2001-06-26 15:25:13
Cook County Recorder 27.50



Above Space For Recorder's Use Only

REO 778
SPECIAL WARRANTY DEED

1 of 4

AMERICAN TITLE Order # CC189330.C/NA 30316

THIS INSTRUMENT is made this 25th day of June, 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 **PWS SCHAUMBURG LLC**, an Illinois limited liability company ("Grantee"), having an address of 401 E. Prospect Avenues, Suite 201, Mount Prospect, Illinois 60056.

Handwritten mark resembling a stylized '4' or 'y'.

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, PARGAINS, 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: 1000 East State Parkway, Schaumburg, Illinois

Permanent Index Nos. 07-11-400-014

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

55456
VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE AND ADMINISTRATION REAL ESTATE TRANSFER TAX
DATE 6-25-01
AMT. PAID \$ 2,850.00

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.

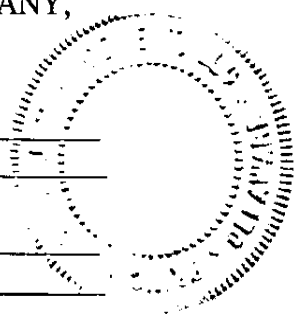
IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, the day and year first above-written.

PRINCIPAL LIFE INSURANCE COMPANY,
an Iowa corporation



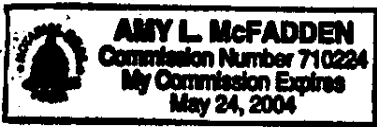
By: [Signature]
Title: Thomas R. Pospisil
Counsel

By: [Signature]
Title: STEPHEN G. SKRIVANEK
COUNSEL



State of Iowa, Polk County, ss:

On this 19th day of JUNE, 2001, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Thomas R. Pospisil and Stephen G. Skrivanek to me personally known, who being by me duly sworn, did say that they are the Counsel and Counsel, respectively, of said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Stephen G. Skrivanek and Thomas R. Pospisil, as such-officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



Amy L. McFadden
Notary Public in and for said State

MAIL AFTER RECORDING TO:

Richard A. Prince
1209 N. Astor Street
Chicago, Illinois 60610

MAIL TAX BILLS TO:

PWS Schaumburg LLC
c/o Paul W. Swanson
401 E. Prospect Avenues, Suite 201
Mount Prospect, Illinois 60056

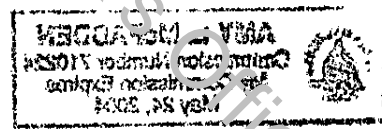


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Property of Cook County Clerk's Office

2025 APR 23
11:00 AM

COOK COUNTY CLERK'S OFFICE

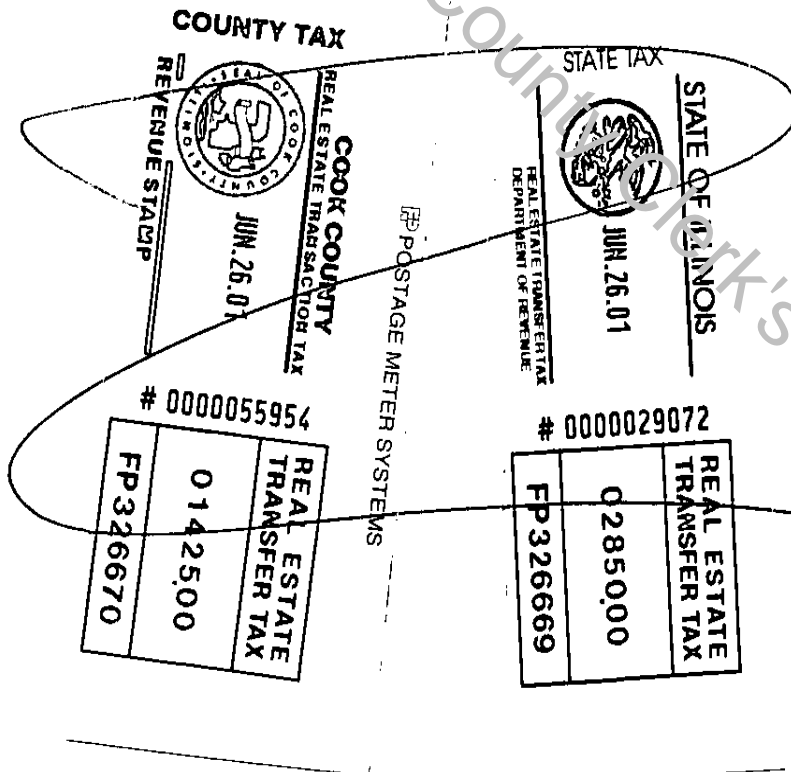


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EXHIBIT "A"

LOT 1 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 2A BEING A RESUBDIVISION OF LOTS 4, 5, AND 6 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 2, BEING A RESUBDIVISION OF PARTS OF OUTLOTS B AND C IN SCHAUMBURG INDUSTRIAL PARK TOGETHER WITH PARTS OF OUTLOTS B AND C IN SAID SCHAUMBURG INDUSTRIAL PARK BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 11, PART OF THE NORTHEAST 1/4 OF SECTION 11, PART OF THE SOUTHWEST 1/4 OF SECTION 12, PART OF THE NORTHWEST 1/4 OF SECTION 13 AND PART OF THE NORTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10 (EXCEPT BUILDING AND IMPROVEMENTS LOCATED ON THE LAND), IN COOK COUNTY, ILLINOIS



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EXHIBIT "B"

1. REAL ESTATE TAXES PAYABLE IN 2001 AND THEREAFTER, NOT YET DUE AND PAYABLE.
2. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF DECLARATION OF PROTECTIVE COVENANTS FOR SCHAUMBURG CENTER FOR COMMERCE FILED MARCH 4, 1982 AS DOCUMENT LR3252022, RELATING TO: GENERAL RESTRICTIONS, DEVELOPMENT STANDARDS, ARCHITECTURAL CONTROL COMMITTEE, ASSOCIATION, ANNUAL ASSESSMENTS, MAINTENANCE, ETC.
3. BUILDING SETBACK LINE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JUNE 3, 1981 AS DOCUMENT 25892124 AND FILED JULY 23, 1981 AS DOCUMENT LR3224846.
4. EASEMENTS FOR SIDEWALK AND PUBLIC UTILITIES AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JUNE 3, 1981 AS DOCUMENT 25892124 AND FILED JULY 23, 1981 AS DOCUMENT LR3224846, BEING SCHAUMBURG CENTER FOR COMMERCE UNIT 2 AND AS SHOWN ON THE PLAT OF SCHAUMBURG CENTER FOR COMMERCE UNIT 2A FILED AS DOCUMENT LR3224846.

(AFFECTS THE SOUTH 75 FEET OF THE LAND)
5. EASEMENT FOR BICYCLE PATH AND THE ILLINOIS BELL TELEPHONE COMPANY AS SHOWN ON PLAT OF SCHAUMBURG CENTER FOR COMMERCE UNIT 2A RESUBDIVISION FILED NOVEMBER 21, 1984 AS DOCUMENT LR3406406.

(AFFECTS THE NORTH 25 FEET, EAST 15 FEET AND NORTHWESTERLY PORTION OF THE LAND AS SHOWN ON PLAT)
6. EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF ADJACENT LOT AS SHOWN ON PLAT OF SCHAUMBURG CENTER FOR COMMERCE UNIT 2A FILED AS DOCUMENT LR3406406 AND AS CREATED BY DOCUMENT FILED MARCH 22, 1985 AS DOCUMENT LR3426082.
7. BUILDING SETBACK LINE AS SHOWN ON PLAT OF SCHAUMBURG CENTER FOR COMMERCE UNIT 2A FILED NOVEMBER 21, 1984 AS DOCUMENT LR3406406.

(AFFECTS THE SOUTH 30 FEET OF THE LAND)
8. EXISTING UNRECORDED LEASES, IF ANY, AND RIGHTS OF PARTIES IN POSSESSION UNDER SUCH UNRECORDED LEASES.