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0010751199
2001-08-15 10:52:49
Cook County Recorder 47.00
0010751199

THIS SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

(ILLINOIS)

THE GRANTOR, Mark Bevill, divorced and now since remarried, 1580 N. Northwest Highway, Park Ridge, Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, Conveys unto Napleton's Holdings, LLC, an Illinois limited liability company, 200 N. Northwest Highway, Park Ridge, Illinois, the following described real estate in the County of Cook and State of Illinois, to-wit:

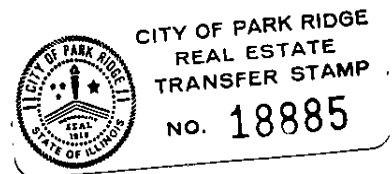
SEE PARCELS 1 AND 2 IN EXHIBIT A ATTACHED HERETO

Further, Grantor hereby re-affirms that Parcel 1 is one of the parcels of real estate to be benefited by that certain non-exclusive easement for ingress, egress, parking and surface and subsurface drainage over and across the property described in Parcel 3 in Exhibit B attached as originally created pursuant to Declaration and Grant of Easements recorded march 31, 1986 as document 86121687.

Permanent Real Estate Index Number: 09-21-204-053

Address of real estate: 1580 North Northwest Highway, Park Ridge, IL 60068

BOX 333-CT1



671450

7930720 Div. 2

Property of Cook County Clerk's Office

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THIS INSTRUMENT PREPARED BY:

Todd A. Bickel
Wildman, Harrold, Allen & Dixon
225 West Wacker Drive
Chicago, Illinois 60606
312/201-2000

AFTER RECORDING MAIL TO:

David B Sosin
11800 S. 75th Ave
Palmer Heights IL 60463

SEND SUBSEQUENT TAX BILLS TO:

Nadler Holdings LLC
1520 Northcutt Highway
Park Ridge IL 60068

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN WILLIAM L. KUNKEL AND COMPANY'S RESUBDIVISION OF CERTAIN LOTS AND PARTS OF LOTS IN BLOCK 3; AND ALL OF THE VACATED ALLEY IN SAID BLOCK; TOGETHER WITH PART OF THE SOUTH 1/2 OF VACATED ASHLAND AVENUE; AND PART OF VACATED FARRELL AVENUE, ALL BEING IN FARRELL PARK, BEING A SUBDIVISION OF LOT 8 IN GARLAND ESTATES DIVISION OF LANDS IN SECTION 16 AND SECTION 21, BOTH IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL RIGHT, TITLE AND INTEREST IN AND TO THOSE CERTAIN NON-EXCLUSIVE INGRESS, EGRESS, PARKING AND SURFACE AND SUB-SURFACE DRAINAGE EASEMENTS CREATED PURSUANT TO DECLARATION AND GRANT OF EASEMENTS FILED FOR RECORD ON MARCH 31, 1986 AS DOCUMENT 86121687 OVER AND ACROSS THE PROPERTY DESCRIBED THEREIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2 AND 5 IN RENAISSANCE II, A RESUBDIVISION OF LOT 2 IN WILLIAMSBURG OFFICE COMPLEX, A SUBDIVISION BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, BOTH IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF PARK RIDGE, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 17, 1976 AS DOCUMENT 23419684, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PARCEL 3 LEGAL DESCRIPTION

PARCEL 3:

ALL RIGHT, TITLE AND INTEREST IN AND TO THOSE CERTAIN NON-EXCLUSIVE INGRESS, EGRESS, PARKING AND SURFACE AND SUB-SURFACE DRAINAGE EASEMENTS CREATED PURSUANT TO DECLARATION AND GRANT OF EASEMENTS FILED FOR RECORD ON MARCH 31, 1986 AS DOCUMENT 26121687 AND RE-AFFIRMED BY INSTRUMENT RECORDED - AS DOCUMENT - OVER AND ACROSS THE PROPERTY DESCRIBED THEREIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 IN WILLIAMSBURG OFFICE COMPLEX, A SUBDIVISION BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, BOTH IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF PARK RIDGE, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 12, 1975 AS DOCUMENT 23185011, IN COOK COUNTY, ILLINOIS.

AND

LOTS 1 AND 4 IN RENAISSANCE II, A RESUBDIVISION OF LOT 2 IN WILLIAMSBURG OFFICE COMPLEX, A SUBDIVISION BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, BOTH IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF PARK RIDGE, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 17, 1976 AS DOCUMENT 23419684, IN COOK COUNTY, ILLINOIS.

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OWNER'S POLICY (1992)

SCHEDULE B

Exhibit C

1401 007930720 D2

NOTWITHSTANDING THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS OF THIS POLICY, ALL ENDORSEMENTS, IF ANY, ATTACHED HERETO ARE VALID DESPITE THE LACK OF SIGNATURE BY EITHER THE PRESIDENT, A VICE PRESIDENT, THE SECRETARY, AN ASSISTANT SECRETARY, OR VALIDATING OFFICER OR AUTHORIZED SIGNATORY OF THE COMPANY.

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S FEES OR EXPENSES) BY REASON OF THE FOLLOWING EXCEPTIONS:

GENERAL EXCEPTIONS:

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
- (2) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- (3) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- (4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- (5) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

SPECIAL EXCEPTIONS: THE MORTGAGE, IF ANY, REFERRED TO IN ITEM 4 OF SCHEDULE A.

A0 6. 1. TAXES FOR THE YEAR(S) 2000 AND 2001
2001 TAXES ARE NOT YET DUE OR PAYABLE.

1A. NOTE: 2000 FIRST INSTALLMENT WAS DUE MARCH 01, 2001
NOTE: 2000 FINAL INSTALLMENT NOT YET DUE OR PAYABLE

| PERM TAX# | PCL | YEAR | 1ST INST | STAT |
|--------------------|--------|------|-------------|------|
| 09-21-204-053-0000 | 1 OF 1 | 2000 | \$59,844.96 | PAID |

D 7. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

R 8. EASEMENT OVER THE LAND AS SET FORTH IN GRANT FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST DATED OCTOBER 1, 1972 AND KNOWN AS TRUST NUMBER 61027, TO CENTRAL TELEPHONE COMPANY, RECORDED MAY 8, 1973 AS DOCUMENT NUMBER 22315941, FOR THE PURPOSE OF OPERATING, MAINTAINING, REPAIRING, RENEWING, REPLACING AND REMOVING GRANTEE'S INSTALLED FACILITIES.

S 9. EASEMENT FOR INGRESS, EGRESS, PARKING AND SURFACE AND SUBSURFACE DRAINAGE OVER AND UPON PORTIONS OF THE LAND AND OTHER PROPERTY, FOR THE BENEFIT OF THE SAME, AS CREATED BY DECLARATION AND GRANT OF EASEMENT RECORDED MARCH 31, 1986 AS DOCUMENT 86121687.

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OWNER'S POLICY (1992)
SCHEDULE B

1401 007930720 D2

EXCEPTIONS FROM COVERAGE
(CONTINUED)

(AFFECTS PARCELS 1 AND 2 AND OTHER PROPERTY NOT NOW IN QUESTION)

- W 10. COVENANTS AND CONDITIONS CONTAINED IN THE PLAT OF SUBDIVISION RECORDED AUGUST 14, 1975 AS DOCUMENT 23185011 AS TO CONSTRUCTION, EASEMENTS AND THAT THE PROPERTY BE A PLANNED UNIT DEVELOPMENT.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

(AFFECTS PARCEL 2 AND OTHER PROPERTY NOT NOW IN QUESTION)

- X 11. EASEMENTS, CONDITIONS, RESTRICTIONS, COVENANTS CONTAINED IN THE RENAISSANCE II SUBDIVISION OF PARK RIDGE PROPERTY OWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JANUARY 4, 1980 AS DOCUMENT 25306315, MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 26, 1979 AND KNOWN AS TRUST NUMBER 1076681, AND CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 22, 1976 KNOWN AS TRUST NUMBER 1067533

(AFFECTS PARCEL 2 AND OTHER PROPERTY NOT NOW IN QUESTION)

- Y 12. GRANT OF EASEMENT DATED MARCH 18, 1977 AND RECORDED MARCH 18, 1977 AS DOCUMENT 23855014, TO CENTRAL TELEPHONE COMPANY OF ILLINOIS, THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, THE NORTHERN ILLINOIS GAS COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF SERVING LAND WITH ELECTRIC, COMMUNICATION AND GAS SERVICE.

(AFFECTS PARCEL 2 AND OTHER PROPERTY NOT NOW IN QUESTION)

- Z 13. DECLARATION AND GRANT OF EASEMENT DATED MARCH 31, 1986 AND RECORDED MARCH 31, 1986 AS DOCUMENT 86121687, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 13, 1986 AND KNOWN AS TRUST NUMBERS 66781, 66782, 66783, 66784, 66785 AND 66786 ON AND OVER THE LAND FOR INGRESS AND EGRESS, PARKING AND SURFACE AND SUBSURFACE DRAINAGE PURPOSES.

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OWNER'S POLICY (1992)
SCHEDULE B

1401 007930720 D2

EXCEPTIONS FROM COVERAGE
(CONTINUED)

(AFFECTS PARCELS 1 AND 2 AND OTHER PROPERTY NOT NOW IN QUESTION)

NOTE: RE-AFFIRMED BY INSTRUMENT RECORDED - AS DOCUMENT -

- AA 14. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE LAND, TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE, ELECTRIC, AND GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO CENTRAL TELEPHONE COMPANY OF ILLINOIS, THE COMMONWEALTH EDISON COMPANY, THE NORTHERN ILLINOIS GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, RECORDED MAY 12, 1976 AS DOCUMENT 23482278.

(AFFECTS PARCEL 2)

- AB 15. EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL TELEPHONE AND ELECTRIC EQUIPMENT TO CENTRAL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AS SHOWN ON THE GRANT RECORDED MARCH 31, 1970 AS DOCUMENT 21123495

(AFFECTS PARCEL 2 AND OTHER PROPERTY NOT NOW IN QUESTION)

- AC 16. EASEMENTS, AS SHOWN ON THE PLAT OF RENAISSANCE, GRANTED TO THE NORTHERN ILLINOIS GAS COMPANY, THE COMMONWEALTH EDISON COMPANY, CENTRAL TELEPHONE CORPORATION OF ILLINOIS AND THE CITY OF PARK RIDGE, THEIR HEIRS, SUCCESSORS AND ASSIGNS, TO ENTER UPON SAID LAND FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, RENEWING AND MAINTAINING, SANITARY SEWERS, WATER MAINS, LANDSCAPING, STORM DRAINAGE, DETENTION TELEPHONE CABLES, ELECTRIC CONDUITS, GAS LINES AND MAINS AND APPURTENANCES FOR THE JOINT USE OF ALL THE LOTS IN SAID RESUBDIVISION, FOR VEHICLE PARKING PURPOSES, PARKING LOT AND STREET PURPOSES AND FOR INGRESS AND EGRESS TO AND FROM THE LAND OVER, UNDER AND UPON ALL THE PROPERTY AS SHOWN IN SAID PLAT, DATED FEBRUARY 16, 1975 RECORDED MARCH 17, 1976 AS DOCUMENT 23419684, UNDER AND UPON ALL THE REAL ESTATE THEREON PLATTED, EXCEPT SO MUCH THEREOF UPON WHICH BUILDINGS AND STRUCTURES ARE TO BE BUILT.

(AFFECTS PARCEL 2 AND OTHER PROPERTY NOT NOW IN QUESTION)

- AD 17. PROVISIONS OF A CERTAIN PLANNED USE DEVELOPMENT ORDINANCE ADOPTED BY THE CITY OF PARK RIDGE, KNOWN AS ORDINANCE NO. 75-62, DATED NOVEMBER 3, 1975, TO WHICH THE LAND IS MADE SUBJECT BY PLAT OF SUBDIVISION DOCUMENT 23419684.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR

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OWNER'S POLICY (1992)

SCHEDULE B

1401 007930720 D2

EXCEPTIONS FROM COVERAGE
(CONTINUED)

REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

(AFFECTS PARCEL 2 AND OTHER PROPERTY NOT NOW IN QUESTION)

AK 18. (A) TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCELS 2 AND 3 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNERS OR OWNERS TO THE CONCURRENT USE OF THE EASEMENT DESCRIBED AS PARCELS 2 AND 3.

AL 19. ~~THIS POLICY SHOULD NOT BE CONSTRUED AS INSURING THE EXACT LOCATION OR DIMENSIONS OF THE EASEMENTS INSURED AS PARCEL 2.~~

AN 20. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING, AS SHOWN ON PLAT OF SURVEY NUMBER 39624 PREPARED BY WEBSTER, MCGRATH AND AHLBERG, LTD DATED JUNE 7, 2001.

AS 21. ~~NOTE: THIS IS A PRO FORMA POLICY FURNISHED TO OR ON BEHALF OF THE PARTY TO BE INSURED. IT DOES NOT REPRESENT THE PRESENT STATE OF TITLE AND IS NOT A COMMITMENT TO INSURE THE ESTATE OR INTEREST AS SHOWN HEREIN, NOR DOES IT EVIDENCE THE WILLINGNESS OF THE COMPANY TO PROVIDE ANY AFFIRMATIVE COVERAGE SHOWN HEREIN. ANY SUCH COMMITMENT MUST BE AN EXPRESS WRITTEN UNDERTAKING ON APPROPRIATE FORMS OF THE COMPANY.~~

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CHICAGO TITLE INSURANCE COMPANY

POLICY SIGNATURE PAGE

POLICY NO. : 1401 007930720 D2

THIS POLICY SHALL NOT BE VALID OR BINDING UNTIL SIGNED BY AN AUTHORIZED SIGNATORY.

Property of Cook County Clerk's Office

CHICAGO TITLE INSURANCE COMPANY

BY _____
AUTHORIZED SIGNATORY

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ENDORSEMENT

ATTACHED TO AND FORMING A PART OF
POLICY NUMBER 1401 007930720 D2

ISSUED BY

CHICAGO TITLE INSURANCE COMPANY

LOCATION ENDORSEMENT 4 - CONTIGUITY

THE COMPANY HEREBY INSURES THE INSURED AGAINST LOSS OR DAMAGE WHICH THE INSURED SHALL SUSTAIN BY REASON OF ANY INACCURACIES IN THE FOLLOWING ASSURANCE:

THE PARCELS OF LAND DESCRIBED IN SCHEDULE A, TAKEN AS A TRACT, CONSTITUTE ONE PARCEL OF LAND.

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT THEREOF.

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ENDORSEMENT

ATTACHED TO AND FORMING A PART OF
POLICY NUMBER 1401 007930720 D2

ISSUED BY

CHICAGO TITLE INSURANCE COMPANY

POLICY MODIFICATION ENDORSEMENT 4

GENERAL EXCEPTION NUMBER(S) 2, 3 AND 5 OF SCHEDULE B OF THIS POLICY ARE HEREBY DELETED.

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT THEREOF.

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ENDORSEMENT

ATTACHED TO AND FORMING A PART OF
POLICY NUMBER 1401 007930720 D2

ISSUED BY

CHICAGO TITLE INSURANCE COMPANY

ALTA ENDORSEMENT FORM 3.1

1. THE COMPANY INSURES THE INSURED AGAINST LOSS OR DAMAGE SUSTAINED IN THE EVENT THAT, AT DATE OF POLICY:

(A) ACCORDING TO APPLICABLE ZONING ORDINANCES AND AMENDMENTS THERETO, THE LAND IS NOT CLASSIFIED ZONE B-1, RETAIL AND OFFICE DISTRICT.

(B) THE FOLLOWING USE OR USES ARE NOT ALLOWED UNDER THAT CLASSIFICATION: ALL USES ALLOWED UNDER THE B-1 DISTRICT OF THE VILLAGE OF PARK RIDGE ZONING ORDINANCE, AS ATTACHED.

AND THERE SHALL BE NO LIABILITY UNDER THIS PARAGRAPH 1(B) IF THE USE OR USES ARE NOT ALLOWED AS A RESULT OF ANY LACK OF COMPLIANCE WITH ANY CONDITIONS, RESTRICTIONS, OR REQUIREMENTS CONTAINED IN THE ZONING ORDINANCES AND AMENDMENTS THERETO MENTIONED ABOVE, INCLUDING BUT NOT LIMITED TO THE FAILURE TO SECURE NECESSARY CONSENTS OR AUTHORIZATIONS AS A PREREQUISITE TO THE USE OR USES.

2. THE COMPANY FURTHER INSURES THE INSURED AGAINST LOSS OR DAMAGE ARISING FROM A FINAL DECREE OF A COURT OF COMPETENT JURISDICTION:

(A) PROHIBITING THE USE OF THE LAND, WITH ANY STRUCTURE PRESENTLY LOCATED THEREON, AS INSURED IN PARAGRAPH 1(B); OR

(B) REQUIRING THE REMOVAL OR ALTERATION OF THE STRUCTURE ON THE BASIS THAT, AT DATE OF POLICY, THE ORDINANCES AND AMENDMENTS THERETO HAVE BEEN VIOLATED WITH RESPECT TO ANY OF THE FOLLOWING MATTERS:

- (i) AREA, WIDTH OR DEPTH OF THE LAND AS A BUILDING SITE FOR THE STRUCTURE;
- (ii) FLOOR SPACE AREA OF THE STRUCTURE;
- (iii) SETBACK OF THE STRUCTURE FROM THE PROPERTY LINES OF THE LAND;
- (iv) HEIGHT OF THE STRUCTURE; OR
- (v) NUMBER OF PARKING SPACES.

THERE SHALL BE NO LIABILITY UNDER THIS ENDORSEMENT BASED ON:

(A) THE INVALIDITY OF THE ORDINANCES AND AMENDMENTS THERETO MENTIONED ABOVE UNTIL AFTER A FINAL DECREE OF A COURT OF COMPETENT JURISDICTION ADJUDICATING THE INVALIDITY, THE EFFECT OF WHICH IS TO PROHIBIT THE USE OR USES.

(B) THE REFUSAL OF ANY PERSON TO PURCHASE, LEASE OR LEND MONEY ON THE ESTATE

(CONTINUED)

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ENDORSEMENT

ATTACHED TO AND FORMING A PART OF
POLICY NUMBER 1401 007930720 D2

ISSUED BY

CHICAGO TITLE INSURANCE COMPANY

OR INTEREST COVERED BY THIS POLICY.

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT THEREOF.

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN WILLIAM L. KUNKEL AND COMPANY'S RESUBDIVISION OF CERTAIN LOTS AND PARTS OF LOTS IN BLOCK 3; AND ALL OF THE VACATED ALLEY IN SAID BLOCK; TOGETHER WITH PART OF THE SOUTH 1/2 OF VACATED ASHLAND AVENUE; AND PART OF VACATED FARRELL AVENUE, ALL BEING IN FARRELL PARK, BEING A SUBDIVISION OF LOT 8 IN GARLAND ESTATES DIVISION OF LANDS IN SECTION 16 AND SECTION 21, BOTH IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL RIGHT, TITLE AND INTEREST IN AND TO THOSE CERTAIN NON-EXCLUSIVE INGRESS, EGRESS, PARKING AND SURFACE AND SUB-SURFACE DRAINAGE EASEMENTS CREATED PURSUANT TO DECLARATION AND GRANT OF EASEMENTS FILED FOR RECORD ON MARCH 31, 1986 AS DOCUMENT 86121687 OVER AND ACROSS THE PROPERTY DESCRIBED THEREIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2 AND 5 IN RENAISSANCE I, A RESUBDIVISION OF LOT 2 IN WILLIAMSBURG OFFICE COMPLEX, A SUBDIVISION BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, BOTH IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF PARK RIDGE, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 17, 1976 AS DOCUMENT 23419684, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL RIGHT, TITLE AND INTEREST IN AND TO THOSE CERTAIN NON-EXCLUSIVE INGRESS, EGRESS, PARKING AND SURFACE AND SUB-SURFACE DRAINAGE EASEMENTS CREATED PURSUANT TO DECLARATION AND GRANT OF EASEMENTS FILED FOR RECORD ON MARCH 31, 1986 AS DOCUMENT 86121687 AND RE-AFFIRMED BY INSTRUMENT RECORDED AS DOCUMENT - OVER AND ACROSS THE PROPERTY DESCRIBED THEREIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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AND

LOTS 1 AND 4 IN RENAISSANCE II, A RESUBDIVISION OF LOT 2 IN WILLIAMSBURG OFFICE COMPLEX, A SUBDIVISION BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, BOTH IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF PARK RIDGE, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 17, 1976 AS DOCUMENT 23419684, IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

ALL RIGHT, TITLE AND INTEREST IN AND TO THOSE CERTAIN NON-EXCLUSIVE INGRESS, EGRESS, PARKING AND SURFACE AND SUB-SURFACE DRAINAGE EASEMENTS CREATED PURSUANT TO DECLARATION AND GRANT OF EASEMENTS FILED FOR RECORD ON MARCH 31, 1986 AS DOCUMENT 86121687 OVER AND ACROSS THE PROPERTY DESCRIBED THEREIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL 3:

ALL RIGHT, TITLE AND INTEREST IN AND TO THOSE CERTAIN NON-EXCLUSIVE INGRESS, EGRESS, PARKING AND SURFACE AND SUB-SURFACE DRAINAGE EASEMENTS CREATED PURSUANT TO DECLARATION AND GRANT OF EASEMENTS FILED FOR RECORD ON MARCH 31, 1986 AS DOCUMENT 86121687 AND RE-AFFIRMED BY INSTRUMENT RECORDED AS DOCUMENT - OVER AND ACROSS THE PROPERTY DESCRIBED THEREIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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