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2001-09-13 11:21:15

Cook County Recorder 65.00



0010850154

DOCUMENT PREPARED BY
AND AFTER RECORDING
RETURN TO:

Gerald J. Sherman, Esq.
Sonnenschein Nath & Rosenthal
8000 Sears Tower
Chicago, Illinois 60606-6404

(Save for Recorder's Information)

SPECIAL WARRANTY DEED

MISSIONARY SISTERS SERVANTS OF THE HOLY SPIRIT, a not for profit corporation of Illinois ("Grantor"), for and in consideration of ten and 00/xx (\$10.00) dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, convey and warrant, but solely under the special warranty hereinafter expressed, and subject to the permitted exceptions set forth in EXHIBIT A, which is attached hereto and made a part hereof, unto **FOX MEADOW VENTURE, an Illinois general partnership ("Grantee")**, c/o Edward R. James Partners LLC, 2550 Waukegan Road, Suite 220, Glenview, Illinois 60025, Attention: Jerry S. James, all interest in the following described real estate, commonly known as Proposed Lot 601 and situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT B

Permanent Index Number: 04-23-201-001-0000

TO HAVE AND TO HOLD the herein described property, together with the appurtenances, estate, title and interests thereto belonging, or in anywise appertaining unto the said Grantee, its heirs, successors and assigns forever. Grantor hereby warrants the title to said property against the unlawful claims of all persons claiming, or, to claim the same or any part thereof, by, through, or under the said Grantor, but not further or otherwise.

The provisions set forth on EXHIBIT C, which is attached hereto and made a part hereof, are hereby incorporated into this Special Warranty Deed.

*See deed recorded as doc # _____
for transfer decs.*

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BOX 333-CTI

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IN WITNESS WHEREOF, said Grantor has subscribed its name hereto, in the County of Cook, State of Illinois, this 27th day of August, 2001.

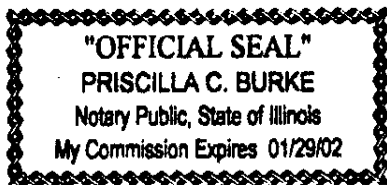
**MISSIONARY SISTERS SERVANTS OF THE HOLY SPIRIT,
a not for profit corporation of Illinois**

By: Sr. Margaret Anne Norris S.S.F.
Name: Sr. Margaret Anne Norris
Title: President

STATE OF ILLINOIS)
COUNTY OF COOK) SS

The undersigned, a Notary Public in and for said County in the State aforesaid, does hereby certify that Sr. Margaret Anne Norris, President of **MISSIONARY SISTERS SERVANTS OF THE HOLY SPIRIT, a not for profit corporation of Illinois**, has proven to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that, pursuant to authority given by the not for profit corporation, signed, sealed, and delivered the said instrument of writing as a free and voluntary act and as the free and voluntary act of said not for profit corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27th day of August, 2001.



Priscilla C. Burke
Notary Public

EXEMPT UNDER PROVISIONS OF
PARAGRAPH B, SECTION 4,
REAL ESTATE TRANSFER TAX LAW
Valise Barry
BUYER, SELLER OR REPRESENTATIVE
DATE: AUGUST 27, 2001

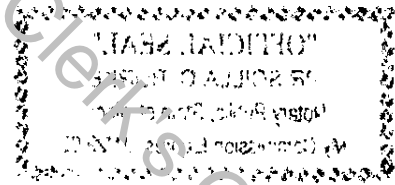
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SEND SUBSEQUENT TAX BILLS TO:
FOX MEADOW VENTURE
c/o Edward R. James Partners LLC
2550 Waukegan Road, Suite 220
Glenview, Illinois 60025
Attention: Jerry S. James

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EXHIBIT A

PERMITTED EXCEPTIONS TO SPECIAL WARRANTY DEED

1. Applicable zoning and building ordinances and land use regulations.
2. All liens, encumbrances, covenants, conditions, restrictions, easements and other matters whether of record or not, including the following standard printed exceptions of Chicago Title Insurance Company:
 - (a) Rights or claims of parties in possession, or claiming by, through or under said parties in possession, not shown by the public records.
 - (b) Encroachments, overlaps, boundary line disputes, or any other matters which would be disclosed by an accurate survey and inspection of the premises.
 - (c) Easements, or claims of easements, not shown by the public records.
 - (d) 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.
 - (e) Taxes or special assessments which are not shown as existing liens by the public records, or which are not yet due and payable.
3. Any exceptions caused by Grantee, its agents, representatives or employees.
4. Rights of the public, the State of Illinois and the municipality of the subject property in and to that part of the subject property, if any, taken or used for road purposes.
5. Rights of way for drainage titles, ditches, feeders, laterals and underground pipes, if any.
6. Notice of Requirements for Storm Water Detention recorded December 22, 1998 as Document 08163178.
7. Various 20 foot, 16 foot, 15 foot and 10 foot proposed public utility and drainage easements as depicted on Survey No. 2001-0532 by Edward J. Molloy & Associates, Ltd dated June 18, 2001.
8. Encroachment of the 6 foot metal fence onto the property west and adjoining by an undisclosed amount, as shown on Plat of Survey number 2001-0532 prepared by Edward J. Molloy & Associates, Ltd., dated June 18, 2001.
- ~~9. Open Space Conservancy Easement Agreement dated on or about August 2001, by and between Fox Meadow Venture and The Northfield Park District.~~
Intentionally Deleted. DJF
10. Terms, provisions, conditions and limitations of the Cross Easements Agreement executed by and between The College of American Pathologists and The Missionary Sisters Servants of the Holy Spirit, recorded November 10, 1993 as Document 93917493.

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EXHIBIT B

LEGAL DESCRIPTION

THAT PART OF LOT 17 IN COUNTY CLERK'S DIVISION OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1876 AS DOCUMENT 106454, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 17 (THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23 HAVING AN ASSUMED BEARING OF SOUTH 89 DEGREES 11 MINUTES 27 SECONDS EAST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 89 DEGREES 12 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 17, 915.96 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF WAUKEGAN ROAD AS WIDENED PER DOCUMENT 91004196; THE FOLLOWING 2 COURSES ARE ALONG SAID EASTERLY LINE WAUKEGAN ROAD AS WIDENED PER DOCUMENT 91004196; THENCE NORTHERLY ALONG A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 86014.00 FEET, AN ARC DISTANCE OF 217.34 FEET (THE CHORD OF SAID BEARS NORTH 03 DEGREES 46 MINUTES 48 SECONDS WEST, 217.34 FEET); THENCE NORTH 01 DEGREES 03 MINUTES 33 SECONDS WEST, 126.33 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 426.22 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 212.76 FEET AN INTERSECTION WITH A LINE 83.20 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH 89 DEGREES 11 MINUTES 27 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 213.15 FEET; THENCE SOUTH 38 DEGREES 53 MINUTES 01 SECONDS EAST, 48.29 FEET; THENCE SOUTH 27 DEGREES 10 MINUTES 40 SECONDS EAST, 40.24 FEET; THENCE SOUTH 31 DEGREES 13 MINUTES 41 SECONDS EAST, 55.63 FEET; THENCE SOUTH 11 DEGREES 04 MINUTES 26 SECONDS EAST, 47.00 FEET TO A POINT 395.71 FEET NORTH AND 212.03 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 17, AS MEASURED RESPECTIVELY ALONG THE EAST LINE OF SAID LOT 17 AND ALONG A LINE AT RIGHT ANGLES THERETO; THENCE SOUTH 11 DEGREES 04 MINUTES 26 SECONDS EAST, 26.24 FEET; THENCE SOUTH 11 DEGREES 02 MINUTES 01 SECONDS WEST, 36.70 FEET; THENCE SOUTH 56 DEGREES 38 MINUTES 00 SECONDS EAST, 39.24 FEET; THENCE SOUTH 79 DEGREES 02 MINUTES 13 SECONDS WEST, 19.12 FEET; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHERLY AND HAVING A RADIUS OF 56.68 FEET, AN ARC DISTANCE OF 32.47 FEET TO A POINT OF COMPOUND CURVATURE (THE CHORD OF SAID ARC BEARS SOUTH 62 DEGREES 54 MINUTES 16 SECONDS WEST, 32.01); THENCE WESTERLY ALONG A CURVED LINE CONVEX SOUTHERLY, HAVING A RADIUS OF 26.00 FEET AND BEING TANGENT TO LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 4.83 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS SOUTH 85 DEGREES 08 MINUTES 21 SECONDS WEST, 4.82 FEET); THENCE NORTH 89 DEGREES 19 MINUTES 50 SECONDS WEST TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 41.86 FEET;

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THENCE SOUTH 07 DEGREES 21 MINUTES 35 SECONDS WEST, 14.70 FEET; THENCE SOUTH 18 DEGREES 59 MINUTES 01 SECONDS EAST, 36.60 FEET; THENCE SOUTH 24 DEGREES 58 MINUTES 05 SECONDS WEST, 21.46 FEET; THENCE SOUTH 45 DEGREES 33 MINUTES 58 SECONDS WEST, 73.83 FEET; THENCE SOUTH 32 DEGREES 32 MINUTES 54 SECONDS WEST, 27.94 FEET; THENCE SOUTH 01 DEGREES 04 MINUTES 20 SECONDS WEST, 62.04 FEET; THENCE SOUTH 83 DEGREES 51 MINUTES 62 SECONDS EAST, 93.20 FEET; THENCE SOUTH 87 DEGREES 40 MINUTES 14 SECONDS EAST, 131.10 FEET THENCE SOUTH 88 DEGREES 49 MINUTES 40 SECONDS EAST, 69.70 FEET; THENCE SOUTH 64 DEGREES 38 MINUTES 41 SECONDS EAST, 38.61 FEET; THENCE SOUTH 34 DEGREES 48 MINUTES 06 SECONDS EAST, 28.98 FEET; THENCE SOUTH 45 DEGREES 11 MINUTES 20 SECONDS EAST, 21.65 FEET; THENCE SOUTH 65 DEGREES 20 MINUTES 37 SECONDS EAST, 47.15 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: PROPOSED LOT 601, LOCATED AT THE
SOUTHEAST CORNER OF WAUKEGAN AND
WILLOW ROADS

PERMANENT INDEX NUMBER: 04-23-201-001-0000

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EXHIBIT C

1. No lights shall be installed and/or lit for any ballfields or other playing fields on the land conveyed herein without the prior written consent of Grantor and Fox Meadow's Community Association, an Illinois not-for-profit corporation, (which consent may be withheld in their sole and absolute discretion; provided that lights may be installed, replaced and maintained in the locations set forth on Schedule A attached hereto and made a part hereof so long as such lights are in accordance with the Lighting Plan Summary (excluding "Manufacturer and Cut Numbers") attached hereto and made a part hereof as Schedule B in all material respects. The number and location of any ballfields or other playing fields on the land conveyed herein shall not be changed from the number and location set forth on Schedule B attached hereto and made a part hereof without the prior written consent of Grantor and Fox Meadow's Community Association (which consent may be withheld in their sole discretion); provided, however, so long as all ballfields and other playing fields are located entirely on the land described on Schedule C attached hereto and made a part hereof (before and after any proposed change), Grantor's and Fox Meadow's Community Association's content to any such change in number and location shall not be unreasonably withheld.
2. No improvements (including without limitation above ground public improvements) shall be installed, constructed or otherwise made on the land depicted and described on Schedule D attached hereto and made a part hereof (the "Buffer Zone"). Nothing herein shall limit the ability or rights of the Grantor to construct, maintain, repair or replace underground improvements as part of the utility system for the land conveyed herein. The design of the Buffer Zone and the vegetation (which is not an improvement) to be located within the Buffer Zone shall be as set forth on Schedule E attached hereto and made a part hereof and no deviations shall be made from such design (other than immaterial changes to the landscaping) without the prior written consent of Grantor and Fox Meadow's Community Association (which consent may be withheld at Grantor's and Fox Meadow's Community Association's sole discretion). Grantee shall install and maintain such vegetation.
3. Except as provided herein, the land conveyed herein shall be forever maintained as "Open Space". No improvements (including, without limitation, public improvements) shall be installed, constructed or otherwise made on the land conveyed provided the construction, creation, replacement and maintenance of the parking lot, Gazebo, Facility, grass, vegetation and minor structures to facilitate the use of the land conveyed as playing fields consistent with Schedule A attached hereto and made a part hereof shall be permitted provided the height of the Gazebo shall in no event be greater than fifteen (15') feet measured from final grade and the height of the Facility shall in no event be greater than twenty five feet (25') measured from that grade. No change to such permitted improvements shall be made without the prior written consent of Grantor and Fox Meadow's Community Association which consent may be withheld in their sole discretion.
4. Grantee covenants to use its best efforts to restrict pedestrian access other than by the Grantor, or Grantor's permittees, from or through the property subject to this Special Warranty Deed onto or from Grantor's adjacent property

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5. The foregoing covenants shall be covenants running with the land and may be enforced in law or in equity by Grantor, Grantee or Fox Meadow's Community Association or their assigns, but in no event shall there be a reversion of title to Grantor. If any provision of this Deed is found to be or rendered unenforceable, it shall not affect the remaining terms and provisions of this Deed. In the event any party institutes a legal action to enforce these covenants, the prevailing party therein shall be awarded by the Court reasonable costs, including attorney's fees, incurred in such action.
6. In the event of any ambiguity or need for interpretation of the foregoing covenants, the Ordinances of the Village of Northfield in effect as of the date of this Deed shall be used for interpretative purposes.

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EXHIBIT C

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2. No improvements (including without limitation above ground public improvements) shall be installed, constructed or otherwise made on the land depicted on Schedule D-1 and described on Schedule D-2 attached hereto and made a part hereof (the "Buffer Zone"). Nothing herein shall limit the ability or rights of the Grantor to construct, maintain, repair or replace underground improvements as part of the utility system for the land conveyed herein. The design of the Buffer Zone and the vegetation (which is not an improvement) to be located within the Buffer Zone shall be as set forth on Schedule D-2 attached hereto and made a part hereof and no deviations shall be made from such design (other than immaterial changes to the landscaping) without the prior written consent of Grantor and Fox Meadow Community Association (which consent may be withheld at Grantor's and Fox Meadow Community Association's sole discretion). Grantee shall install and maintain such vegetation.
3. Except as provided herein, the land conveyed herein shall be forever maintained as "Open Space". No improvements (including, without limitation, above ground public improvements) shall be installed, constructed or otherwise made on the land conveyed provided the construction, creation, replacement and maintenance of the parking lot, Gazebo, Facility, grass, vegetation and minor structures to facilitate the use of the land conveyed as playing fields consistent with Schedule E attached hereto and made a part hereof shall be permitted provided the height of the Gazebo shall in no event be greater than fifteen (15') feet measured from final grade and the height of the Facility shall in no event be greater than twenty five feet (25') measured from that grade. No change to such permitted improvements shall be made without the prior written consent of Grantor and Fox Meadow Community Association which consent may be withheld in their sole discretion.
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LAKOTA
 URBAN DESIGN
 LANDSCAPE ARCHITECTURE
 PLANNING
 COMMUNITY RELATIONS

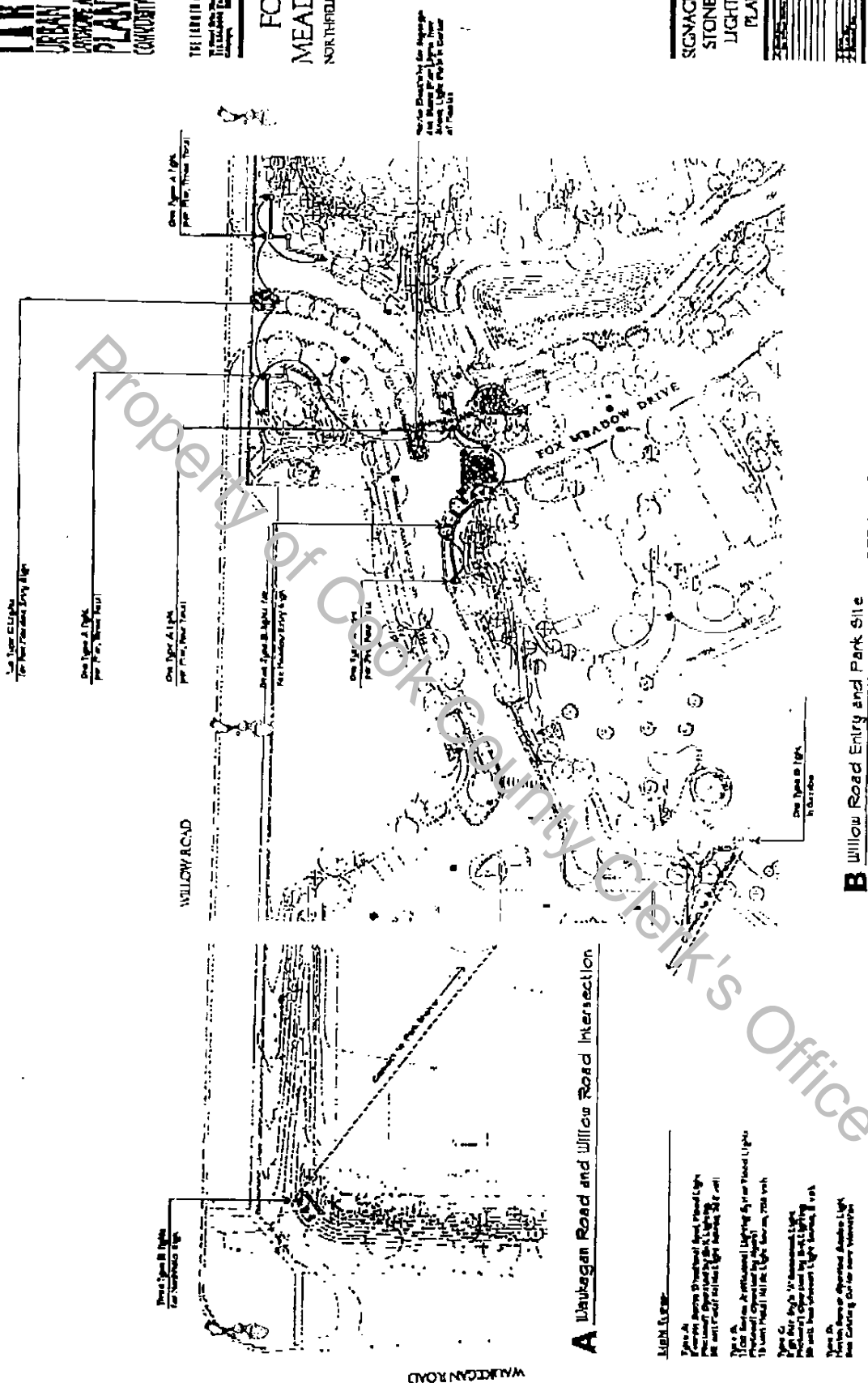
THE LEBRON CENTER, LLC
 11000 W. 120th St., Suite 100
 Overland Park, KS 66213
 Phone: 913.241.1100
 Fax: 913.241.1101

**FOX
 MEADOW**
 NORTHFIELD, ILLINOIS

**SIGNAGE AND
 STONE PIER
 LIGHTING
 PLAN**



Sheet
L13



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A Waukegan Road and Willow Road Intersection

B Willow Road Entry and Park Site

- LEGEND:**
- Type A: Signs (Standard) and Stone Light Fixtures (Standard) (See Notes 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
 - Type B: Signs (Standard) and Stone Light Fixtures (Standard) (See Notes 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
 - Type C: Signs (Standard) and Stone Light Fixtures (Standard) (See Notes 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
 - Type D: Signs (Standard) and Stone Light Fixtures (Standard) (See Notes 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
- Notes:**
1. See Notes 1 through 100 for all other notes.
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SCHEDULE B

See Attached, 3 Pages


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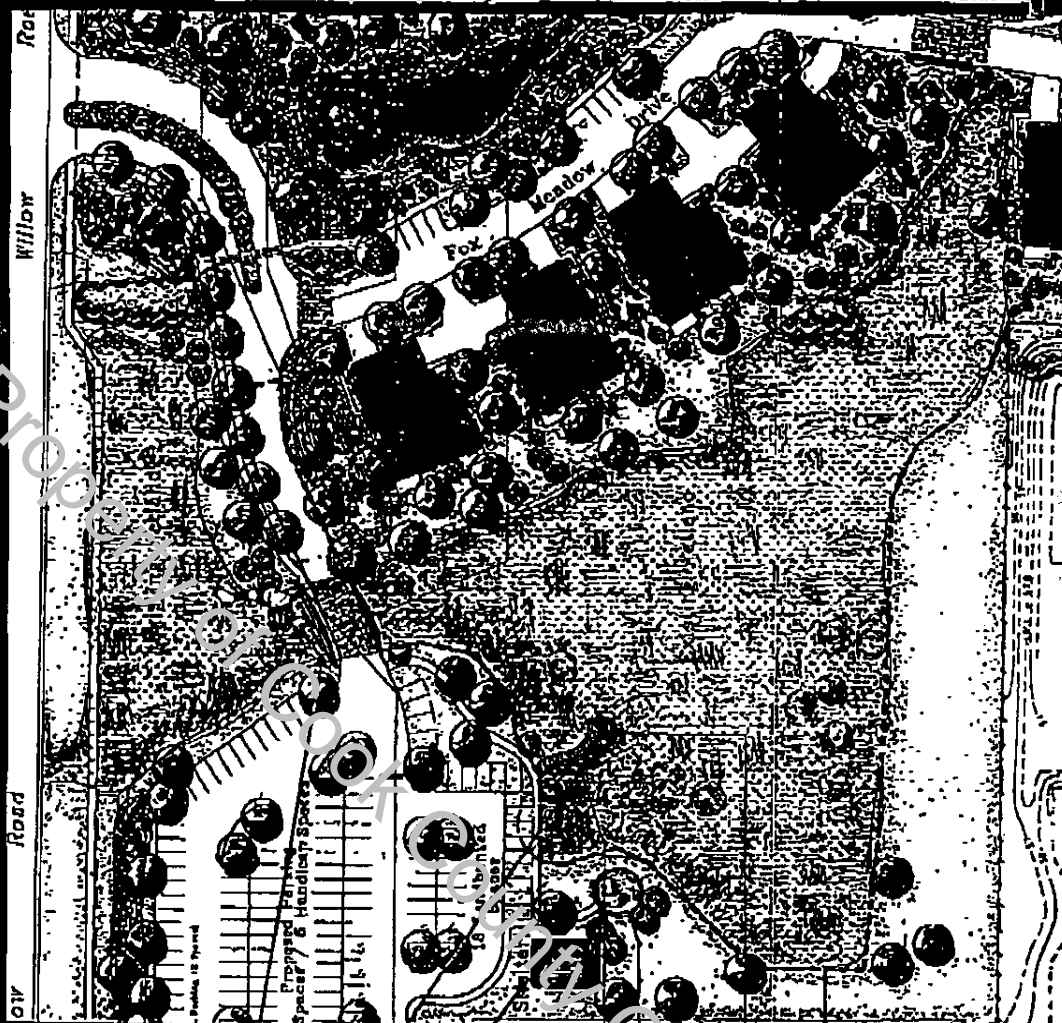
**FOX MEADOW
LIGHTING PLAN SUMMARY**

Lighting Description	Quantity of Fixtures	Fixture Type	Manufacturer & Cut Number	Wattage per Fixture	Activation & Times of Illumination	Supporting Exhibits
Village Identity Sign	3	In ground directional spot floodlight	Hydrel Lighting 7200 Series	75 watt metal halide	Photocell Operated dusk to dawn	Signage and Stone Pier Lighting Plan dated 04/09/01 prepared by the Lakota Group; Catalogue cut
Recreational Parcel/Parking Lot Security Lighting	1	Pole Mounted 	RUUD Lighting Area Cutoff Floodlight AC 440-M w/ RAB Long Range Stealth Motion Detector	400 watt metal halide	Motion-controlled dusk to dawn only w/ manual override	Street Lighting Plan shown within Engineering Plans Sheet 3 and 4; Catalogue Cut for light fixture and motion sensor; and separate Photometric Plan for Streetlights and Shelter
Park Shelter Bldg Security Lighting	1	Wall Mounted	RUUD Lighting Area Cutoff Floodlight AC 440-W w/ RAB Long Range Stealth/Motion Detector	400 watt metal halide	Motion-controlled dusk to dawn only w/ manual override	Street Lighting Plan shown within Engineering Plans Sheet 3 and 4; Catalogue Cut for light fixture and motion sensor; and separate Photometric Plan for Streetlights and Shelter
Park Shelter Bldg Canopy Lighting	6	Recessed canopy lighting	Halo Lighting H7ICT w/ Albatross Lens #170	40 watt	Motion-controlled dusk to dawn only w/ manual override	Street Lighting Plan shown within Engineering Plans Sheet 3 and 4; Catalogue Cut for light fixture and motion sensor
Gazebo Security Lighting	1	Ceiling hung motion controlled fixture	RAB Lighting VX-4 ¹ Box with RAB Smart Box Motion Detector	75 watt incandescent	Motion-controlled dusk to dawn only	Catalogue Cut for light fixture and motion sensor

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Park Security Lighting



Park Security
Lighting:
Motion
Controlled

City Clerk's Office

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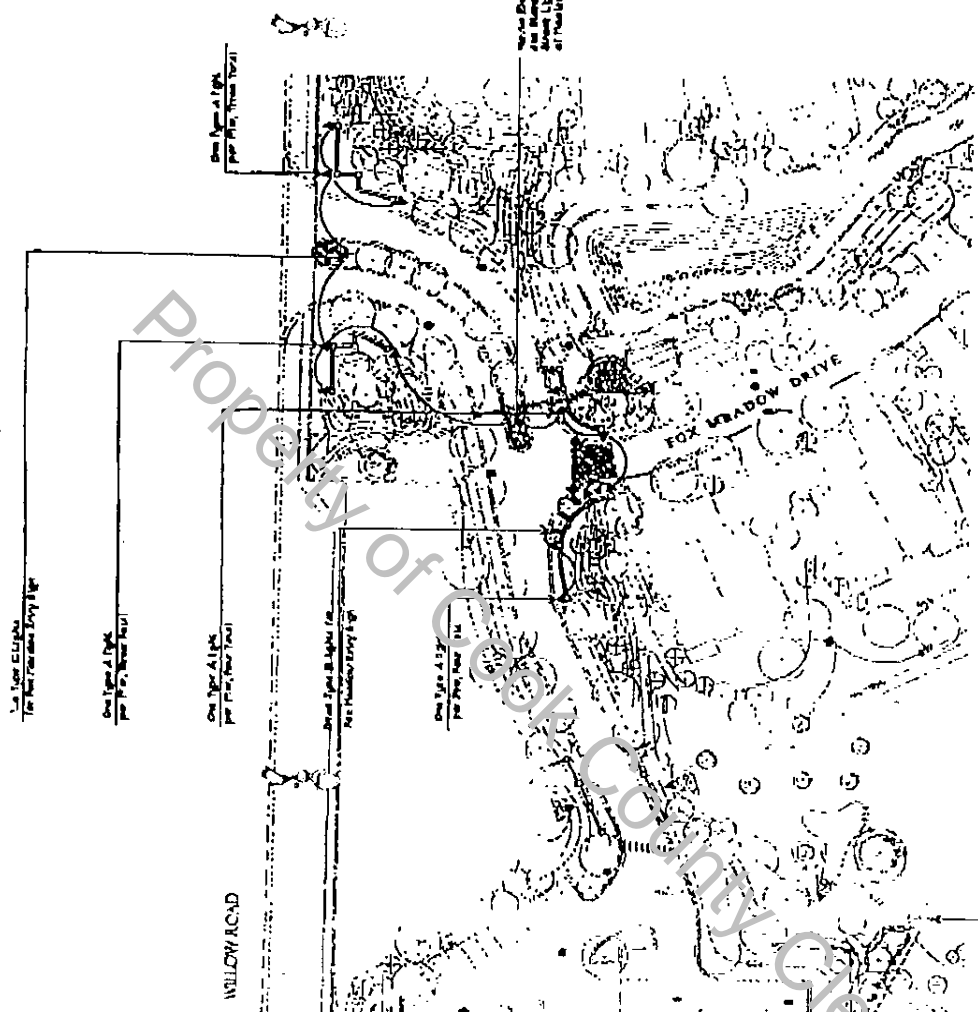
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LAKOTA
URBAN DESIGN
LANDSCAPE ARCHITECTURE
PLANNING
CONSULTANTS/RELATIONS

THE LOTTES GROUP, INC.
 11 E. UNIVERSITY AVENUE, SUITE 200
 DENVER, CO 80202

FOX MEADOW
 NORTHFIELD, ILLINOIS

SEWAGE AND
 STONE PIER
 LIGHTING
 PLAN



See Note C.1.1.1
 For New Installation Entry Light

One Type A Light
 per Pole (See Note)

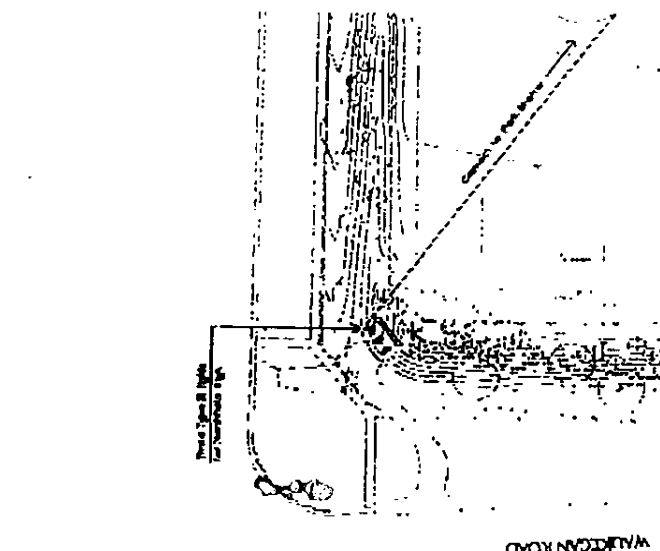
One Type A Light
 per Pole (See Note)

One Type A Light
 per Pole (See Note)

One Type B Light
 per Pole (See Note)

One Type B Light
 per Pole (See Note)

One Type B Light
 per Pole (See Note)



A Waikagan Road and Willow Road Intersection

- TYPE A:** Pole Mounted Street Light
 Pole Mounted Street Light
 Pole Mounted Street Light
 Pole Mounted Street Light
 Pole Mounted Street Light
 Pole Mounted Street Light
 Pole Mounted Street Light
 Pole Mounted Street Light
 Pole Mounted Street Light
 Pole Mounted Street Light
 Pole Mounted Street Light
 Pole Mounted Street Light
- TYPE B:** Pole Mounted Street Light
 Pole Mounted Street Light
 Pole Mounted Street Light
 Pole Mounted Street Light
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- TYPE C:** Pole Mounted Street Light
 Pole Mounted Street Light
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 Pole Mounted Street Light
- TYPE D:** Pole Mounted Street Light
 Pole Mounted Street Light
 Pole Mounted Street Light
 Pole Mounted Street Light
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- TYPE E:** Pole Mounted Street Light
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 Pole Mounted Street Light
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 Pole Mounted Street Light
 Pole Mounted Street Light

B Willow Road Entry and Park Site

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SCHEDULE C

LEGAL DESCRIPTION

PROPOSED LOT 601

THAT PART OF LOT 17 IN COUNTY CLERK'S DIVISION OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1876 AS DOCUMENT 106454, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 17 (THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23 HAVING AN ASSUMED BEARING OF SOUTH 89 DEGREES 11 MINUTES 27 SECONDS EAST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 89 DEGREES 12 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 17, 915.96 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF WAUKEGAN ROAD AS WIDENED PER DOCUMENT 91004196; THE FOLLOWING 2 COURSES ARE ALONG SAID EASTERLY LINE WAUKEGAN ROAD AS WIDENED PER DOCUMENT 91004196; THENCE NORTHERLY ALONG A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 86014.00 FEET, AN ARC DISTANCE OF 217.34 FEET (THE CHORD OF SAID BEARS NORTH 03 DEGREES 46 MINUTES 48 SECONDS WEST, 217.34 FEET); THENCE NORTH 01 DEGREES 03 MINUTES 33 SECONDS WEST, 126.33 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 426.22 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 212.76 FEET AN INTERSECTION WITH A LINE 83.20 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH 89 DEGREES 11 MINUTES 27 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 213.15 FEET; THENCE SOUTH 38 DEGREES 53 MINUTES 01 SECONDS EAST, 48.29 FEET; THENCE SOUTH 27 DEGREES 10 MINUTES 40 SECONDS EAST, 40.24 FEET; THENCE SOUTH 21 DEGREES 13 MINUTES 41 SECONDS EAST, 55.63 FEET; THENCE SOUTH 11 DEGREES 04 MINUTES 26 SECONDS EAST, 47.00 FEET TO A POINT 395.71 FEET NORTH AND 212.03 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 17, AS MEASURED RESPECTIVELY ALONG THE EAST LINE OF SAID LOT 17 AND ALONG A LINE AT RIGHT ANGLES THERETO; THENCE SOUTH 11 DEGREES 04 MINUTES 26 SECONDS EAST, 25.24 FEET; THENCE SOUTH 11 DEGREES 02 MINUTES 01 SECONDS WEST, 36.40 FEET; THENCE SOUTH 56 DEGREES 38 MINUTES 00 SECONDS EAST, 39.24 FEET; THENCE SOUTH 79 DEGREES 02 MINUTES 13 SECONDS WEST, 19.12 FEET; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHERLY AND HAVING A RADIUS OF 56.68 FEET, AN ARC DISTANCE OF 32.47 FEET TO A POINT OF COMPOUND CURVATURE (THE CHORD OF SAID ARC BEARS SOUTH 62 DEGREES 54 MINUTES 16 SECONDS WEST, 32.01); THENCE WESTERLY ALONG A CURVED LINE CONVEX SOUTHERLY, HAVING A RADIUS OF 26.00 FEET AND BEING TANGENT TO LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 4.83 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS SOUTH 85 DEGREES 08 MINUTES 21 SECONDS WEST, 4.82 FEET); THENCE NORTH 89 DEGREES 19 MINUTES 50 SECONDS WEST TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 41.86 FEET;

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THENCE SOUTH 07 DEGREES 21 MINUTES 35 SECONDS WEST, 14.70 FEET; THENCE SOUTH 18 DEGREES 59 MINUTES 01 SECONDS EAST, 36.60 FEET; THENCE SOUTH 24 DEGREES 58 MINUTES 05 SECONDS WEST, 21.46 FEET; THENCE SOUTH 45 DEGREES 33 MINUTES 58 SECONDS WEST, 73.83 FEET; THENCE SOUTH 32 DEGREES 32 MINUTES 54 SECONDS WEST, 27.94 FEET; THENCE SOUTH 01 DEGREES 04 MINUTES 20 SECONDS WEST, 62.04 FEET; THENCE SOUTH 83 DEGREES 51 MINUTES 62 SECONDS EAST, 93.20 FEET; THENCE SOUTH 87 DEGREES 40 MINUTES 14 SECONDS EAST, 131.10 FEET THENCE SOUTH 88 DEGREES 49 MINUTES 40 SECONDS EAST, 69.70 FEET; THENCE SOUTH 64 DEGREES 38 MINUTES 41 SECONDS EAST, 38.61 FEET; THENCE SOUTH 34 DEGREES 48 MINUTES 06 SECONDS EAST, 28.98 FEET; THENCE SOUTH 45 DEGREES 11 MINUTES 20 SECONDS EAST, 21.65 FEET; THENCE SOUTH 65 DEGREES 20 MINUTES 37 SECONDS EAST, 47.15 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: PROPOSED LOT 601, LOCATED AT THE
SOUTHEAST CORNER OF WAUKEGAN AND
WILLOW ROADS

PERMANENT INDEX NUMBER: 04-23-201-001-0000

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PROPOSED LOT 602:

THAT PART OF LOTS 16 AND 17 IN COUNTY CLERK'S DIVISION OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1876 AS DOCUMENT 106454, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 17 (THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23 HAVING AN ASSUMED BEARING OF SOUTH 89 DEGREES 11 MINUTES 27 SECONDS EAST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 89 DEGREES 12 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 17, 915.96 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF WAUKEGAN ROAD AS WIDENED PER DOCUMENT 91004196; THE FOLLOWING 2 COURSES ARE ALONG SAID EASTERLY LINE WAUKEGAN ROAD AS WIDENED PER DOCUMENT 91004196; THENCE NORTHERLY ALONG A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 86014.00 FEET, AN ARC DISTANCE OF 217.34 FEET (THE CHORD OF SAID ARC BEARS NORTH 03 DEGREES 46 MINUTES 48 SECONDS WEST, 217.34 FEET); THENCE NORTH 01 DEGREES 03 MINUTES 33 SECONDS WEST, 126.33 FEET TO A POINT OF BEGINNING; THE FOLLOWING 4 COURSES ARE ALONG THE EASTERLY LINE WAUKEGAN ROAD PER DOCUMENT 91004196; THENCE CONTINUING NORTH 01 DEGREES 03 MINUTES 33 SECONDS WEST, 74.09 FEET; THENCE NORTH 07 DEGREES 17 MINUTES 48 SECONDS EAST, 51.04 FEET; THENCE NORTH 01 DEGREES 03 MINUTES 17 SECONDS WEST, 67.64 FEET; THENCE NORTH 02 DEGREES 06 MINUTES 48 SECONDS EAST, 20.72 FEET TO THE SOUTH LINE OF WILLOW ROAD PER DOCUMENT 91004196; THE FOLLOWING 3 COURSES ARE ALONG THE SOUTHERLY LINE WILLOW ROAD PER DOCUMENT 91004196; THENCE NORTH 53 DEGREES 14 MINUTES 57 SECONDS EAST, 47.35 FEET; THENCE SOUTH 88 DEGREES 11 MINUTES 27 SECONDS EAST, 886.12 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 33 SECONDS EAST, 20.00 FEET TO A LINE 50.00 FEET, AS MEASURED AT RIGHT ANGLES SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH 89 DEGREES 11 MINUTES 27 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE 11.56 FEET TO THE WEST LINE OF SAID LOT 16, BEING ALSO THE EAST LINE OF SAID LOT 17; THENCE CONTINUING SOUTH 89 DEGREES 11 MINUTES 27 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL BEING ALSO THE SOUTH LINE OF WILLOW ROAD, 88.86 FEET; THENCE SOUTHEASTLY ALONG A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 33.50 FEET; AN ARC DISTANCE OF 22.04 FEET TO A POINT OF COMPOUND CURVATURE (THE CHORD OF SAID ARC BEARS SOUTH 13 DEGREES 00 MINUTES 24 SECONDS EAST, 21.64 FEET); THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX SOUTHEASTERLY HAVING A RADIUS OF 75.00 FEET AND BEING TANGENT TO LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 95.80 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS SOUTH 42 DEGREES 25 MINUTES 52 SECONDS WEST, 89.42 FEET); THENCE SOUTH 79 DEGREES 01 MINUTES 29 SECONDS WEST TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 84.64 FEET; THENCE SOUTH 10 DEGREES 58 MINUTES 31 SECONDS EAST 27.63 FEET; THENCE SOUTH 85 DEGREES 57 MINUTES 44 SECONDS WEST, 25.39 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVED LINE CONVEX NORTHERLY, HAVING A

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RADIUS OF 63.00 FEET AND BEING TANGENT TO LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 22.95 FEET TO A TANGENCY (THE CHORD OF SAID ARC BEARS SOUTH 75 DEGREES 31 MINUTES 29 SECONDS WEST, 22.83 FEET); THENCE SOUTH 65 DEGREES 05 MINUTES 15 SECONDS WEST TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 135.44 FEET TO A POINT 396.71 FEET NORTH AND 212.03 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 17, AS MEASURED RESPECTIVELY ALONG THE EAST LINE OF SAID LOT 17 AND ALONG A LINE AT RIGHT ANGLES THERETO; THENCE NORTH 11 DEGREES 04 MINUTES 26 SECONDS WEST 47.00 FEET; THENCE NORTH 31 DEGREES 13 MINUTES 41 SECONDS WEST, 55.63 FEET; THENCE NORTH 27 DEGREES 10 MINUTES 40 SECONDS WEST, 40.24 FEET; THENCE NORTH 38 DEGREES 53 MINUTES 01 SECONDS WEST, 48.29 FEET TO AN INTERSECTION WITH A LINE 83.20 FEET, AS MEASURED AT RIGHT ANGLES SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE NORTH 89 DEGREES 11 MINUTES 27 SECONDS WEST LONG SAID LAST DESCRIBED PARALLEL LINE, 213.15 FEET; THENCE SOUTH 00 MINUTES 00 SECONDS WEST, 212.76 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 426.22 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: PROPOSED LOT 602, LOCATED AT THE
SOUTHEAST CORNER OF WAUKEGAN AND
WILLOW ROADS

PERMANENT INDEX NUMBERS: 04-23-201-001-0000 AND 04-23-202-001-0000

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SCHEDULE D-1
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Legal Description

BUFFER ZONE:

THAT PART OF LOTS 16 AND 18 IN COUNTY CLERK'S DIVISION OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1876, AS DOCUMENT 106454, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 573.06 FEET OF SAID LOT 18 WITH THE WEST LINE OF THE EAST 760.60 FEET OF SAID LOT 18 (THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23 HAVING AN ASSUMED BEARING OF SOUTH 89 DEGREES 11 MINUTES 27 SECONDS EAST FOR THIS LEGAL DESCRIPTION); THENCE SOUTH 00 DEGREES 48 MINUTES 33 SECONDS WEST ALONG SAID LAST DESCRIBED WEST LINE, 76.50 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 18 SECONDS WEST, 126.84 FEET TO A POINT OF BEGINNING; THENCE NORTH 00 DEGREES 48 MINUTES 33 SECONDS EAST, 276.53 FEET; THENCE NORTH 72 DEGREES 33 MINUTES 39 SECONDS WEST, 184.86 FEET TO A POINT 33.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF THE NORTH LINE OF SAID LOT 18; THENCE NORTHERLY, NORTHWESTERLY AND SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 65.00 FEET, AN ARC DISTANCE OF 188.00 FEET TO A POINT ON A LINE 15.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 16, SAID POINT BEING 148.21 FEET, AS MEASURED ALONG SAID PARALLEL LINE, EAST OF THE INTERSECTION OF SAID PARALLEL LINE WITH THE WEST LINE OF SAID LOT 16 (THE CHORD OF SAID ARC BEARS NORTH 67 DEGREES 19 MINUTES 19 SECONDS WEST, 128.99 FEET); THENCE NORTH 89 DEGREES 10 MINUTES 18 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 148.21 FEET TO THE WEST LINE OF SAID LOT 16; THENCE NORTH 00 DEGREES 46 MINUTES 48 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 16, 25.00 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 18 SECONDS EAST, 135.03 FEET; THENCE NORTHEASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 90.00 FEET, AN ARC DISTANCE OF 220.16 FEET (THE CHORD OF SAID ARC BEARS SOUTH 70 DEGREES 12 MINUTES 11 SECONDS EAST, 169.23 FEET); THENCE SOUTH 72 DEGREES 33 MINUTES 39 SECONDS EAST, 140.13 FEET; THENCE SOUTH 03 DEGREES 51 MINUTES 15 SECONDS EAST, 8.58 FEET; THENCE NORTH 86 DEGREES 08 MINUTES 45 SECONDS EAST, 24.58 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 33 SECONDS WEST, 107.99 FEET; THENCE SOUTH 20 DEGREES 53 MINUTES 41 SECONDS WEST, 15.42 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 33 SECONDS WEST, 93.52 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 27 SECONDS EAST, 11.71 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 33 SECONDS WEST, 84.79 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 18 SECONDS WEST, 15.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Pertaining to E.J. Molloy & Assoc., Ltd Order No. 2001-0784(G)

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SCHEDULE D-2

CLERK'S DIVISION

LOT 16 COUNTY CLERK'S
DOC. 106454

LOT A

LOT A

LOT 18 COUNTY CLERK'S
DOC. 106454

LOT A

FAIR OAK SUBDIVISION
LOT 2

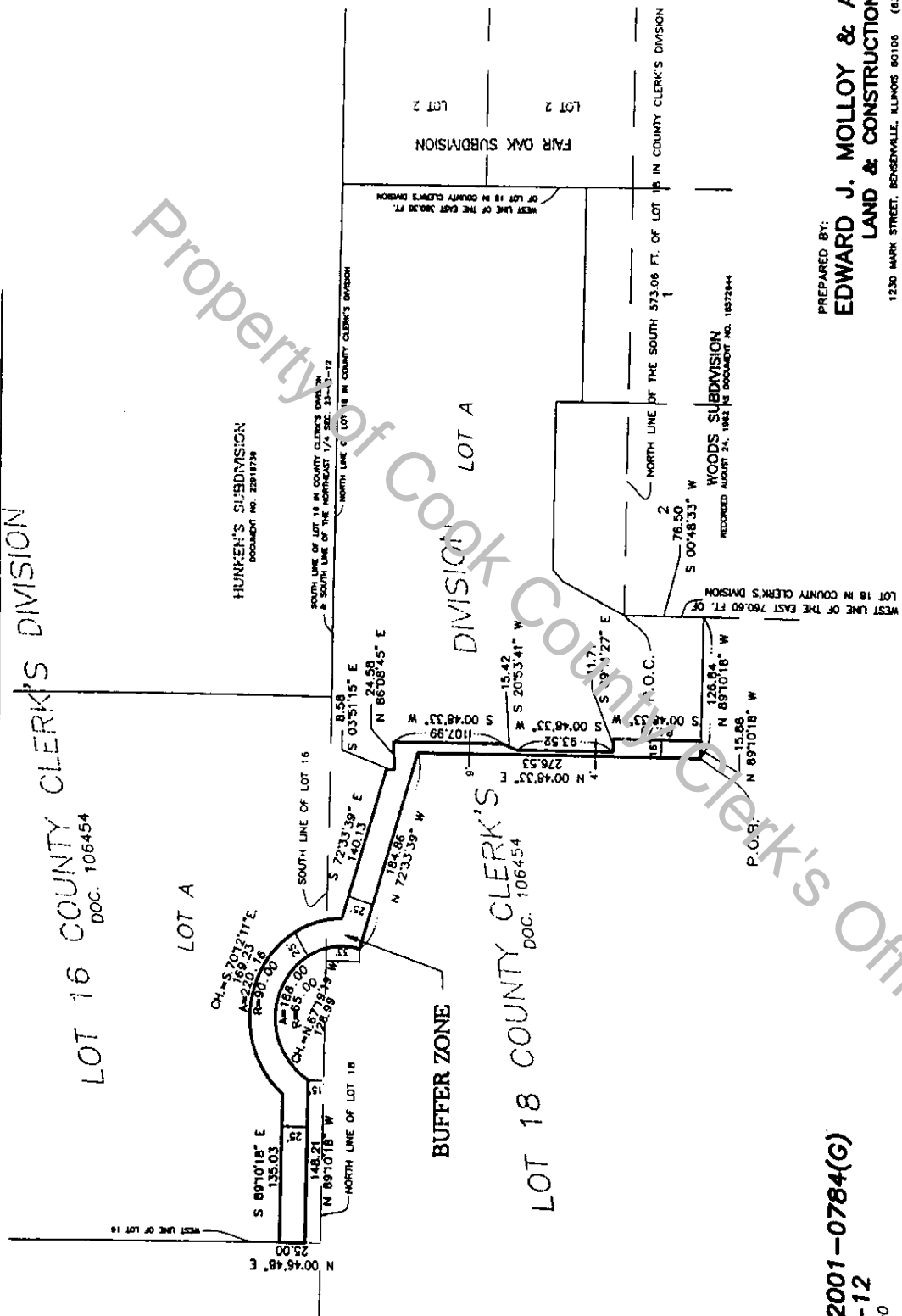
WOODS SUBDIVISION
RECORDED AUGUST 21, 1982 IN DOCUMENT NO. 1872444

WOODS SUBDIVISION
RECORDED AUGUST 21, 1982 IN DOCUMENT NO. 1872444



N

1" = 100'
AUGUST 13, 2001



ORDER NO.: 2001-0784(G)
FILE: 23-42-12
PROJECT NO.: 1100

PREPARED BY:
EDWARD J. MOLLOY & ASSOCIATES, LTD.
LAND & CONSTRUCTION SURVEYORS
1230 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630)595-2600 FAX(630)595-4700

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SCHEDULE E

Final P.U.D. Site Plan Dated April 27, 2001 as prepared by JEN Land Design, Inc. and on file
with the Village of Northfield, Illinois

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF COOK)

The undersigned, being duly sworn on oath, states that the undersigned has a business address at Convent of the Holy Spirit, 319 Waukegan Road, Techny, IL 60093, and that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

-OR-

The conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

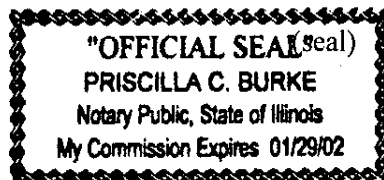
Affiant further states that this affidavit is being made for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

MISSIONARY SISTERS OF THE HOLY SPIRIT, a not for profit corporation of Illinois

By: *Sr. Margaret Anne Morris*
Name and Title: *Sr. Margaret Anne Morris SSpS*
President

SUBSCRIBED and SWORN to before me
this 27th day of August, 2001.

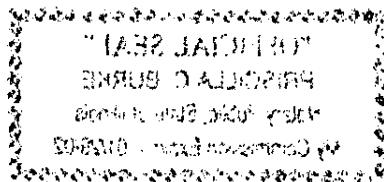
Priscilla C. Burke
Notary Public



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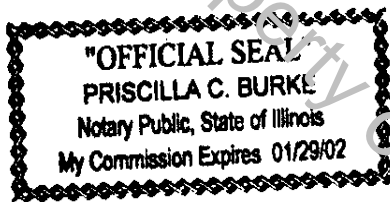
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STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR OR ITS AGENT AFFIRMS THAT, TO THE BEST OF ITS KNOWLEDGE, THE NAME OF THE GRANTOR SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, A PARTNERSHIP AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

DATE: AUGUST 27, 2001

Signature: *S. Maryann Repusbaeger*



SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF AUGUST, 2001.

Priscilla C. Burke
NOTARY

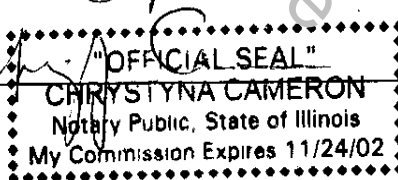
THE GRANTEE OR ITS AGENT AFFIRMS AND VERIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, A PARTNERSHIP AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

DATE: ~~August~~ Sept. 4, 2001

Signature: *[Signature]*

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF September, 2001.

[Signature]
NOTARY



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

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