

UNOFFICIAL COPY

0020074958

1725/0163 10 001 Page 1 of 6

2002-01-17 16:06:17

Cook County Recorder

31.50

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 27th day of December, 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

MODEL HOMES II, L.P., an Illinois limited partnership
1051 E. Main Street
East Dundee, Illinois 60118

6

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):

Address(es) of Real Estate: Lot 4, South Barrington Executive Center, South Barrington, Illinois.

*File 2012521
lof lmc*

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, this _____ day of December, 2001.

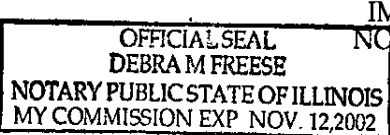
KENNEDY REAL ESTATE DEVELOPMENT LIMITED PARTNERSHIP

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 17th day of December 2001

Commission expires: Nov. 12, 2002

[Signature]
NOTARY PUBLIC



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

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

(City, State, Zip Code)

Mail To: J. David Ballinger
222 N. LaSalle #1910
Chicago Ill 60601
(Name)
(Address)
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

EXHIBIT "A"

PARCEL 1:

LOT 4 IN SOUTH BARRINGTON EXECUTIVE CENTER, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST QUARTER 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 NUMBER 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 AND AS CREATED IN THE DEED FROM KENNEDY REAL ESTATE DEVELOPMENT LIMITED PARTNERSHIP (DEED UNRECORDED AT TIME OF SURVEY).

Commonly known as: Lot 4, South Barrington Executive Center, South Barrington, Illinois

Permanent Index Number:

01-35-200-011
(Underlying)

Property of Cook County Clerk's Office

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000071191	REAL ESTATE TRANSFER TAX
	 JAN. 17.02		0017400
	REVENUE STAMP		FP326670


STATE TAX	STATE OF ILLINOIS	# 0000035301	REAL ESTATE TRANSFER TAX
	 JAN. 17.02		0034800
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326660

EXHIBIT "B"
PERMITTED EXCEPTIONS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

1. DECLARATION, GRANT OF DRAINAGE EASEMENT AND AGREEMENT DATED OCTOBER 01, 1998 AND RECORDED APRIL 25, 2000 AS DOCUMENT 00288364 BY AND BETWEEN WILLIAM R. ROSE AND THE GLEN OF SOUTH BARRINGTON PROPERTY OWNERS ASSOCIATION, AN ILLINOIS NOT FOR PROFIT CORPORATION.
2. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
3. 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.
4. BUILDING LINES AS DELINEATED ON THE PLAT OF SUBDIVISION RECORDED JULY 13, 2000 AS DOCUMENT 00520062.
5. DRAINAGE AND UTILITY EASEMENT AS DELINEATED ON THE PLAT OF SUBDIVISION RECORDED JULY 13, 2000 AS DOCUMENT 00520062.
6. PARKING 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. INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT AND PRIVATE STREET AS SET FORTH ON THE PLOAT OF SUBDIVISION RECORDED JULY 13, 2000 AS DOCUMENT 00520062.
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.
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."

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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.

0020074958 Page 6 of 6

Property of Cook County Clerk's Office