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9/8/01 33 001 Page 1 of 6  
2002-01-03 14:49:30  
Cook County Recorder 31.50



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Ann  
01/01/2006  
Village of Schaumburg  
North

Property of Cook County Office

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made as of the 31<sup>st</sup> day of December, 2001, by and between **WINDY POINT OF SCHAUMBURG, LLC**, a Delaware limited liability company, having an address c/o Fifield Companies, 20 North Wacker Drive, Suite 3200, Chicago, Illinois 60606 (hereinafter "Grantor"), and **WINDY POINT OF SCHAUMBURG II, LLC**, a Delaware limited liability company, having an address c/o Fifield Companies, 20 North Wacker Drive, Suite 3200, Chicago, Illinois 60606 (hereinafter "Grantee").

**WITNESSETH:**

THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the Village of Schaumburg, County of Cook, State of Illinois, and described on Exhibit "A" attached hereto and incorporated herein by reference subject only to the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

57091

VILLAGE OF SCHAUMBURG  
DEPT. OF FINANCE REAL ESTATE  
AND ADMINISTRATION TRANSFER TAX  
DATE 12-27-01  
AMT. PAID 5

6

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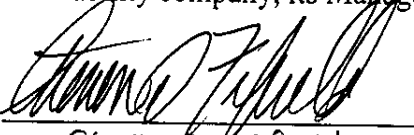
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IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed the day and year above written.

**WINDY POINT OF SCHAUMBURG, LLC,**  
a Delaware limited liability company

By: **FRC Windy Point L.L.C.**, an Illinois  
limited liability company, its Manager

By:   
Name: Steven D. Fifield  
Title: Manager

This Instrument Prepared By  
and After Recording Return to:

Grace Poe, Esq.  
Piper Marbury Rudnick & Wolfe  
203 North LaSalle Street, Suite 1800  
Chicago, Illinois 60601

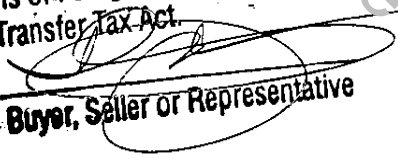
Mail Subsequent Tax Bills To:

WINDY POINT OF SCHAUMBURG II, LLC  
c/o Fifield Companies  
20 North Wacker Drive, Suite 3200  
Chicago, Illinois 60606



Exempt under provisions of Paragraph  
Section 4, Real Estate Transfer Tax Act.

Date

12-31-01  
  
Buyer, Seller or Representative

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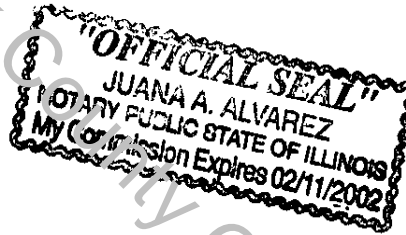
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

On this 28th day of December, 2001, before me appeared Steven D. Fifield to me personally known, who being by me duly sworn, did say that he/she is the Manager of FRC WINDY POINT L.L.C., an Illinois limited liability company, the Manager of WINDY POINT OF SCHAUMBURG, LLC, a Delaware limited liability company, the company that executed the within and foregoing instrument and that said instrument was signed on behalf of said company and said Manager acknowledged said instrument to be the free act and deed of said company.

Juana A. Alvarez  
Notary Public  
Cook County

My Commission Expires:

2/11/2002



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PIN 07-12-100-056

Property Address!

150 + 1600 McFarlane Parkway

Schaumburg, IL

Lot 4A in Windy Point of Schaumburg in Section 12, Township 41 North Range 10, East of the Third Principal Meridian, according to the plat thereof recorded as document number 99137488, in Cook County, Illinois.

LEGAL DESCRIPTION

EXHIBIT A

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2001 and subsequent years not yet due or payable. Tax number 07-12-400-055.
2. Covenants, conditions, easements and restrictions contained in the Declaration of Covenants, Conditions, Reciprocal Rights and Easements made by Windy Point of Schaumburg LLC, dated February 8, 1999, as document number 99137489, relating to construction upon and use of the property.  
  
First Amendment recorded as document number 99474175.  
  
Second Amendment recorded as document number 09025166.
3. Third Amended and Restated Annexation Agreement for Unocal Property among Union Oil Company, of California, Unocal Land and Development Company, Community Centers One, LLC, Roosevelt University, IKEA Property, Inc., and The Village of Schaumburg, dated December 12, 1995, recorded as Document Number 95892801; as amended by First Amendment among Unocal Land and Development Company, Fifield Realty Corporation and The Village of Schaumburg, dated November 11, 1997, recorded as Document Number 97978767; as further amended by Second Amendment to Annexation Agreement between Windy Point of Schaumburg, LLC, Fifield Realty Corporation and The Village of Schaumburg dated July 14, 1998, and recorded July 23, 1998, as document number 96649896.
4. Easements for public utilities and ingress and egress as shown on the plat of subdivision recorded as document number 99137488, as amended by partial releases recorded as document numbers 00971197, 00971198, 00973515 and 0010608530 and as relocated by Plat of Easement and Vacation recorded as document number 00996627.

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## STATEMENT BY GRANTOR AND GRANTEE

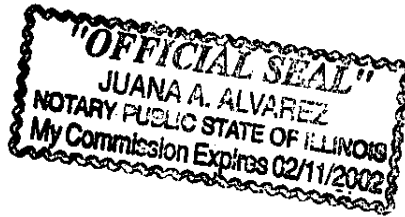
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Dated: December 28, 2001

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said Grantor  
this 28<sup>th</sup> day of December, 2001.

Juana A. Alvarez  
Notary Public



The grantee or his agent affirms and verifies that 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.

Dated: December 28, 2001

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said Grantor  
this 28<sup>th</sup> day of December, 2001.

Juana A. Alvarez  
Notary Public



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 a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded on Cook County, Illinois, if exempt under the provisions of Section 4, of the Illinois Real Estate Transfer Tax Act.]



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