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2002-02-11 16:16:30
Cook County Recorder 35.00



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78-38-357
D1

LIMITED WARRARTY DEED

This Indenture, made as of the 11th day of February, 2002, between COMMUNITY CENTERS ONE L.L.C., a Delaware Limited Liability Company, party of the first part, and COSTCO WHOLESALE CORPORATION, a Washington Corporation, whose address is 999 Lake Drive Issaquah, Washington 98027, party of the second part.

WITNESSETH:

The party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby REMISE, RELEASE, ALIEN AND CONVEY into the party of the second part and its successors, FOREVER, all that certain real estate legally described on Exhibit A attached hereto and by this reference made a part hereof and also known as That part of LOT 1 in Woodfield Village Green Woodfield 76 Subdivision, being a subdivision of part of the Southwest Quarter and the Southeast Quarter of Section 12, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, said Subdivision being recorded with the Cook County Recorder of Deeds on July 26, 1993 as Document No. 93580462, said real estate being situated in the County of Cook, State of Illinois.

P.R.E.I.N.: 07-12-400-050 (includes subject and other property)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or 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 in equity of, in and to the above described premises, with the hereditaments and appurtenances:

SUBJECT ONLY TO those exceptions shown on Exhibit B attached hereto and by this reference made a part hereof (collectively the "Permitted Exceptions").

TO HAVE AND TO HOLD the said premises as above described, with the hereditaments and appurtenances, unto the party of the second part, 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, and successors, 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 it WILL WARRANT AND FOREVER


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DEFEND, the said premises against all persons lawfully claiming, or to claim the same by, through or under it, subject only to the Permitted Exceptions.

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK.]

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	 FEB. 11.02	0045225
	REVENUE STAMP	# 0000072486 FP326670

57359
VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE
AND ADMINISTRATION
DATE 2-6-02
REAL ESTATE
TRANSFER TAX
AMT. PAID 7.00

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	 FEB. 11.02	0090450
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000035866 FP326660

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IN WITNESS WHEREOF, said party of the first part has caused this indenture to be executed in its name and signed by its duly authorized representative, the day and year first above written.

COMMUNITY CENTERS ONE L.L.C., a
Delaware limited liability company

By: DD Community Centers One, Inc., an
Ohio Corporation

Its: Managing Member

By: Joan U. Allgood
Joan U. Allgood

Its: President

Attest: David M. Jacobstein
David M. Jacobstein, Secretary

IMPRESS
Corporate
SEAL HERE



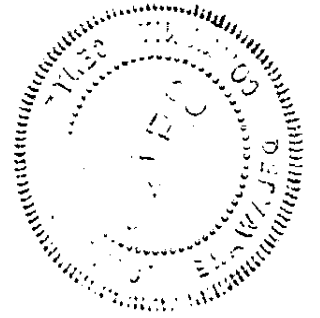
This Instrument Prepared by
and Return to:

William R. Warnock
William R. Warnock PC
512 West Burlington, Unit 1
LaGrange, IL 60525-2225

Send Tax Bills to:

Costco Wholesale Corporation
Attention: Property Tax Department
999 Lake Drive
Issaquah, WA 98027

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STATE OF OHIO)
) SS.
COUNTY OF CUYAHOGA)

I, PAULA JONES, a Notary Public in and for the County in the State aforesaid, do hereby certify that Joan U. Algood, of Beachwood, Ohio personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered such instrument as her own free and voluntary act and as the free and voluntary act of COMMUNITY CENTERS ONE L.L.C., A Delaware limited liability company, by and through DD Community Centers One, Inc., an Ohio corporation its managing member, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this ^{5th} ~~11th~~ day of February 2002.

Paula Jones
Notary Public

My Commission expires:

January 11, 2004

PAULA JONES, Notary Public
State of Ohio, Cuyahoga County
My Commission Expires Jan. 11, 2004

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EXHIBIT A
TO
LIMITED WARRANTY DEED

Legal Description

That part of Lot 1 in Woodfield Village Green Woodfield - 76 Subdivision, being a subdivision of part of the Southwest Quarter and the Southeast Quarter of Section 12, Township 41 North, Range 10 East of the Third Principal Meridian, and part of the Fractional Southwest Quarter of Section 7, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded July 26, 1993, as Document No. 93580462, being described as follows:

Commencing at the Northwest corner of said Lot 1; thence South 85 degrees 12 minutes 52 seconds East along the North line of said Lot 1, a distance of 127.60 feet to a bend point; thence Easterly along said North line of Lot 1, being the arc of a curve concave to the Southwest, having a radius of 1859.86 feet, having a chord bearing of South 74 degrees 20 minutes 27 seconds East, a distance of 304.67 feet to a point of tangency; thence South 69 degrees 39 minutes 02 seconds East along said North line of Lot 1, a distance of 206.47 feet to a point of curvature; thence Easterly along said North line of Lot 1, being the arc of a curve concave to the North, having a radius of 650.00 feet, having a chord bearing of North 88 degrees 34 minutes 36 seconds East, a distance of 429.47 feet to a point of tangency; thence North 72 degrees 29 minutes 43 seconds East, along said North line of Lot 1, a distance of 33.20 feet to the North most Northeast corner of said Lot 1; thence South 00 degrees 51 minutes 30 seconds West along the East line of said Lot 1, a distance of 288.00 feet to a bend point; thence South 07 degrees 08 minutes 49 seconds West along said East line of Lot 1, a distance of 121.40 feet to a bend point; thence South 00 degrees 51 minutes 30 seconds West along said East line of Lot 1, a distance of 62.61 feet; thence North 89 degrees 08 minutes 30 seconds West, a distance of 87.67 feet for a place of beginning; thence South 00 degrees 52 minutes 11 seconds West, parallel with and 7.00 feet Easterly of the East face of the existing building nearest North, for a distance of 37.08 feet; thence North 89 degrees 07 minutes 49 seconds West, parallel with and 43.00 feet South of the South face said existing building nearest North, for a distance of 161.49 feet; thence North 00 degrees 52 minutes 11 seconds East, perpendicular to last said line for a distance of 5.39 feet; thence North 89 degrees 04 minutes 39 seconds West, a distance of 153.79 feet; thence North 00 degrees 51 minutes 30 seconds East, a distance of 31.49 feet; thence South 89 degrees 08 minutes 30 seconds East, a distance of 315.26 feet to the place of beginning, containing 0.2489 acres, more or less, in Cook County, Illinois.

**EXHIBIT B
TO
LIMITED WARRANTY DEED**

COVENANTS AND RESTRICTIONS CONTAINED IN THE INSTRUMENT MADE BY THE PURE OIL COMPANY, A CORPORATION OF DELAWARE, RECORDED JULY 17, 1958 AS DOCUMENT 17262548, RELATING TO THE USE, PURPOSES, KIND, NUMBER, CHARACTER, SIZE, FRONTAGE AND ZONING OF THE LAND IN THE EVENT THAT THE LAND IS USED FOR RESIDENTIAL PURPOSES.

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

DECLARATION OF CONDITIONS AND RESTRICTIONS MADE MARCH 23, 1993 BY HOMART COMMUNITY CENTERS, INC., AND RECORDED MAY 10, 1993 AS DOCUMENT NO. 93350376.

50 FEET OVER THE NORTH LINE OF THE LAND, AS SHOWN ON PLAT OF SAID SUBDIVISION (AFFECTS THE LAND AND OTHER PROPERTY).

EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY, CABLENET OF ILLINOIS, THE VILLAGE OF SCHAUMBURG AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AS CREATED BY PLAT OF DEDICATION OF PUBLIC STREET OF UTILITY EASEMENTS RECORDED OCTOBER 27, 1987 AS DOCUMENT 87579086 FOR THE PURPOSES CONTAINED THEREIN.

NOTE: A PORTION OF THE EASEMENT LOCATED IN THE NORTH PART OF PROPERTY WAS VACATED BY THE PLAT OF WOODFIELD VILLAGE GREEN RESUBDIVISION NUMBER ONE RECORDED AS DOCUMENT NO. 98434509.

EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY AND THE VILLAGE OF SCHAUMBURG, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED AS DOCUMENT NO. 93580462.

(AFFECTS THE WEST 20 FEET)

9 FOOT BIKE BATH EASEMENT OVER THE NORTH LINE OF THE WESTERLY PORTION OF THE PROPERTY, AS SHOWN ON PLAT OF WOODFIELD VILLAGE GREEN WOODFIELD-76 SUBDIVISION.

PROVISIONS CONTAINED IN PLAT OF WOODFIELD VILLAGE GREEN WOODFIELD - 76 SUBDIVISION RECORDED JULY 26, 1993 AS DOCUMENT 93580462 AS FOLLOWS:

"BLANKET EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS SHALL EXIST OVER ALL OF LOT 1'S NON-BUILDING AREAS UNTIL IMPROVEMENTS ARE CONSTRUCTED AT WHICH TIME PERMANENT AND SPECIFIC EASEMENTS WILL BE PUT OF RECORD OVER AS/BUILT IMPROVEMENTS."

"ACCESS TO GOLF ROAD IS PROHIBITED EXCEPT AT EXISTING SIGNALIZED ENTRANCES."

EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS. TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT NO. 93662517, AFFECTING A FIVE FOOT EASEMENT AREA AS SHOWN ON EXHIBIT ATTACHED THERETO.

RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 28, 1993 AS DOCUMENT 03070271 FOR THE PURPOSE OF USE OF COMMON AREAS, EASEMENTS FOR UTILITIES, MAINTENANCE, USE RESTRICTIONS, REPURCHASE OPTION, PROVISIONS OF LIEN FOR FAILURE BY CALIFORNIA PIZZA KITCHEN TO PAY COSTS, AND OTHER TERMS AND PROVISIONS CONTAINED THEREIN.

TERMS AND PROVISIONS OF THE THIRD AMENDED AND RESTATED ANNEXATION AGREEMENT FOR UNOCAL PROPERTY SCHAUMBURG ILLINOIS RECORDED AS DOCUMENT NUMBER 95892801.

PUBLIC UTILITY AND DRAINAGE EASEMENT, AS SHOWN ON THE PLAT OF WOODFIELD VILLAGE GREEN RESUBDIVISION NUMBER ONE RECORDED AS DOCUMENT NO. 98434509 AS FOLLOWS:

SOUTHERLY AND EASTERLY 5 FEET AND A 15 FOOT STRIP RUNNING IN A EASTERLY AND WESTERLY DIRECTION THROUGH THE NORTHERLY PORTION OF THE PROPERTY.

OPERATION AND RECIPROCAL EASEMENT AGREEMENT BY AND AMONG COMMUNITY CENTERS ONE L.L.C. AND ROCK SOLID L.L.C. AND COSTCO WHOLESALE CORPORATION AND RECORDED JUNE 19, 1998 AS DOCUMENT 98521687.

NOTICE OF REQUIREMENT FOR STORM WATER DETENTION RECORDED JUNE 14, 1979 AS DOCUMENT 25005010

TERMS, PROVISIONS AND EASEMENTS CONTAINED IN EASEMENT AGREEMENT MADE BY AND BETWEEN UNION OIL COMPANY OF CALIFORNIA, ROUTE 58 CORP., AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO TRUST NUMBER 61066 RECORDED JULY 2, 1984 AS DOCUMENT 27155654. AMENDMENTS TO EASEMENT AGREEMENT RECORDED OCTOBER 26, 1984 AS DOCUMENT 27312705 AND RECORDED JANUARY 13, 1986 AS DOCUMENT 86016645.

TERMS CONDITIONS AND PRIVILEGES AS SET FORTH IN INSTRUMENT DATED APRIL 18, 1990 AND RECORDED APRIL 27, 1990 AS DOCUMENT NUMBER 90193027 MADE BY AND BETWEEN UNION OIL COMPANY OF CALIFORNIA DOING BUSINESS AS UNOCAL AND THE STATE OF ILLINOIS FOR THE USE OF TRAFFIC SIGNAL CONTROL EQUIPMENT, AS SHOWN ON THE PLAT OF SURVEY MADE BY MIDWEST TECHNICAL CONSULTANTS INC., DATED OCTOBER 20, 1995, JOB NO. 331-100

TERMS AND PROVISIONS OF THIRD AMENDED AND RESTATED ANNEXATION AGREEMENT MADE JANUARY 26, 1993 BETWEEN UNION OIL COMPANY OF CALIFORNIA, HOMART COMMUNITY CENTERS, INC., AND THE VILLAGE OF SCHAUMBURG, AND RECORDED MAY 7, 1993 AS DOCUMENT NO. 93344617 AND RECORDED JULY 26, 1993 AS DOCUMENT 93580461.

FIRST AMENDMENT TO OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED OCTOBER 6, 2000 AS DOCUMENT 00786753.

SECOND AMENDMENT TO OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED AT CLOSING

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ACTS OF PURCHASER

TERMS OF THE PROJECT APPROVALS, AS DEFINED IN THAT PROPERTY PURCHASE AGREEMENT BY AND BETWEEN COMMUNITY CENTERS ONE L.L.C. AND COSTCO WHOLESALE CORPORATION.

PROVISIONS CONTAINED IN PLAT OF SUBDIVISION REQUIRED UNDER THIS AGREEMENT

ENCROACHMENTS AS SHOWN ON THE PLAT OF SURVEY MADE BY MIDWEST TECHNICAL CONSULTANTS, INC., NUMBER 331-100, DATED JANUARY 11, 2002, AS FOLLOWS:

1. STEEL ROD FENCE NEAR THE WEST LINE OF THE LAND.
2. BRICK FENCE NEAR THE EAST LINE OF THE LAND.
3. BUILDING OVERHANG FROM BUILDING SOUTH OF THE LAND ONTO THE LAND.

DECLARATION OF LANDSCAPE AND ENCROACHMENT EASEMENTS AND RELATED UNDERTAKINGS DATED FEBRUARY 11, 2002 MADE BY AND BETWEEN COSTCO WHOLESALE CORPORATION AND COMMUNITY CENTERS ONE L.L.C. AND THE TERMS, PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS.