



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 11 day of March, 2002, by GENERAL AUTOMATION, INC., an Illinois corporation (the "Grantor"), having an address of 3300 Oakton Street, Skokie, Illinois to 3300 OAKTON, LLC, an Illinois limited liability company (the "Grantee"), having an address of 89 O'Leary Drive, Bensenville, Illinois 60106.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, and pursuant to proper authority, hereby Aliens, Remises, Releases, Conveys and Confirms unto Grantee and its successors, heirs and assigns, all right, title and interest of Grantor in the following described property (collectively the "Property"): 9

1. The property described on Exhibit A attached hereto and made a part hereof (the "Land");
2. All buildings, improvements, fixtures, structures, parking areas and landscaping on the Land;
3. All and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in any matter appertaining to such Land, including any and all mineral rights, development rights, water rights and the like; and
4. All right, title and interest of Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such Land.

TO HAVE AND TO HOLD the Property in fee simple unto Grantee and its successors, heirs and assigns, forever, subject to the exceptions listed on Exhibit B attached hereto.

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed and delivered by its duly authorized officer, as of the day and year first above written.

GRANTOR:

GENERAL AUTOMATION, INC., an Illinois corporation

By: Richard M. Buccarelli
Rich Buccarelli
Vice President

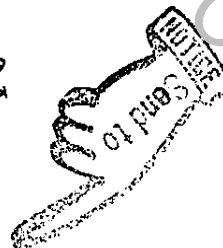
THIS INSTRUMENT WAS PREPARED BY ~~AND AFTER RECORDING RETURN TO:~~

Michael D. Rechtin, Jr., Esq.
Mayer, Brown & Platt
190 South LaSalle Street
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:

~~General Automation, Inc.
Attn: _____
3300 Oakton Street
Skokie, Illinois 60077~~

After recording return to:
Norman S. Lynn
P.O. Box 1675
Highland Park, IL 60035



COUNTY TAX	
REVENUE STAMP	SEAL OF COOK COUNTY
	REAL ESTATE TRANSACTION TAX
	MAR. 13.02
# 0000074132	
FP 326669	0 1275.00
	REAL ESTATE TRANSFER TAX

20287281

POSTAGE METER SYSTEMS

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 10
Paid: \$7650.00
Skokie Office 03/08/02

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	MAR. 13.02	02550.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000037540
		FP326669

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Exhibit A

LEGAL DESCRIPTION

THE WEST 350.00 FEET OF THE EAST 1,010.00 FEET ON THE NORTH 462.48 FEET OF THE SOUTH 502.48 FEET AS MEASURED ALONG THE SECTIONAL DIVISION LINES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 10-23-406-031
Common Address: 3300 Oakton Street
Skokie, Illinois

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights of the public, State of Illinois and the municipality in and to so much of the East 30 feet of the land as dedicated for road purposes by Instrument recorded as Document 15004365.
2. Rights of the public, State of Illinois and the municipality in and to so much of the land as dedicated for road purposes by Instrument recorded as Document 16052047 and Instrument recorded as Document 0010248995.
3. Rights of the public, State of Illinois and the municipality in and to so much of the land as conveyed to the people of the State of Illinois for road purposes by Instrument recorded as Document 86454728.
4. Provisions contained in the Notice of Granting of Zoning Variation affecting the land, recorded November 7, 1986 as Document No. 86524682.
7. Terms, provisions, conditions and restrictions contained in the Deeds recorded June 22, 1984 as Document No. 21742320 and Document No. 27142321.
8. Terms, provisions and conditions contained in the Water Loop Agreement for Easements over part of the land recorded as Document No. 27142324.
9. Terms, provisions and conditions contained in the two sanitary sewer agreement for easements over part of the land, one recorded as Document No. 27142325 and one recorded as Document No. 86112935, and the terms and conditions thereof.
10. Terms, provisions, and conditions contained in the storm sewer agreement for easements over part of the land recorded as Document No. 27142326 and the terms and conditions thereof.
11. Terms, provisions and conditions contained in the Agreement recorded as Document No. 86095374.
12. Environmental Disclosure Document for Transfer of Real Property recorded March 29, 2001 as Document No. 0010248998.
13. Encroachment of one story concrete panel building upon a 10 foot wide sanitary sewer easement as created by Document No. 27142325.

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PLAT ACT AFFIDAVIT

STATE OF New Jersey)
COUNTY OF Monmouth) SS.

The undersigned being duly sworn on oath, states that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

Said Act is not applicable as the grantor owns 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.

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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.
7. Conveyances made to correct descriptions in prior conveyances;
8. 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;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

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CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

SELLER:

GENERAL AUTOMATION, INC., an Illinois corporation

By: Rich Buccarelli
Rich Buccarelli
Vice President

SUBSCRIBED and SWORN to before

me this 7TH day of MARCH, 2002

Judith C. McCall
Notary Public

JUDITH C. McCALL
A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 8/15/2003

Property of Cook County Clerk's Office

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