

UNOFFICIAL COPY

3411/0149 55 001 Page 1 of 7  
2002-04-26 11:33:00  
Cook County Recorder 33.00



**SPECIAL WARRANTY DEED**

MAIL TO:

CARMAX AUTO SUPERSTORES, INC.  
4900 Cox Road  
Glen Allen, VA 23060  
Attn: Assistant Vice President of Real Estate

NAME & ADDRESS OF TAXPAYER:

Same as above.

Recorder's Stamp

*5-July*

The VILLAGE OF GLENCOE, an Illinois municipal corporation ("Grantor"), duly authorized to transact business in the State of Illinois for and in consideration of Ten (\$10) DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to CARMAX AUTO SUPERSTORES, INC., a Virginia corporation ("Grantee"), having its principal place of business at ~~4900 Cox Road, Glen Allen, VA 23060~~ the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*D 17900828*  
*J. Byers*

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

TO HAVE AND TO HOLD the above described premises together with all and singular the right and appurtenances thereto in any wise belonging unto said Grantee, and Grantee's successors and assigns, forever. Grantor does hereby bind itself, its successors and assigns to WARRANT SPECIALLY AND FOREVER DEFEND all and singular said premises unto the Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming to claim the same or any part thereof, by, through or under Grantor but not otherwise, however.

SUBJECT TO THE ITEMS LISTED ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Number(s): part of 04-13-112-003-0000  
part of 04-13-200-002-0000

Property Address: a parcel located along Frontage Road, Glencoe, Illinois, consisting of approximately 5.405 acres

**BOX 333-CR**

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Property of Cook County Clerk's Office

NO-SEE YOU

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Dated this 16<sup>th</sup> day of April, 2002

VILLAGE OF GLENCOE,  
an Illinois municipal corporation

By: Anthony J. Guzikowski, Jr.  
Its: PRESIDENT

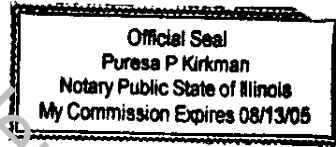
STATE OF ILLINOIS       )  
  ) SS  
COUNTY OF COOK       )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Anthony J. Guzikowski, Jr. personally known to me to be the Village President of the VILLAGE OF GLENCOE, an Illinois municipal corporation, and 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 severally acknowledged that as such Village President signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 16 day of APRIL, 2002.

Puresa P. Kirkman  
Notary Public

My Commission expires: 08/13/05



COOK COUNTY - ILLINOIS TRANSFER  
STAMP

NAME and ADDRESS OF PREPARER:

Michele L. Krause, Esq,  
Holland & Knight  
55 West Monroe Street  
Suite 800  
Chicago, Illinois 60603

EXEMPT FROM TRANSFER TAXES PURSUANT  
TO SECTION 31-45 (B), OF THE REAL ESTATE  
TRANSFER TAX LAW

DATE: 4/16/02  
Anthony J. Guzikowski, Jr.  
Signature of Buyer, Seller or Representative

20480803

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## EXHIBIT A LEGAL DESCRIPTION

LOT 1 AS SHOWN ON THAT CERTAIN PLAT ENTITLED "RESUBDIVISION OF LOT 2 OF VILLAGE FRONTAGE SUBDIVISION", A RESUBDIVISION IN THE SOUTH HALF OF THE NORTH HALF OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED ON DECEMBER 19, 2001, AS DOCUMENT NO. 0011209603, IN THE OFFICE OF THE COOK COUNTY RECORDER, ILLINOIS.

Property of Cook County Clerk's Office

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## EXHIBIT B

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. ACTS OF GRANTEE AND THOSE PARTIES CLAIMING THROUGH OR FOR GRANTEE.
3. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND USED OR TAKEN FOR STREETS, ROADS AND HIGHWAYS.
4. AGREEMENT DATED MAY 23, 1950 AND RECORDED JULY 11, 1950 AS DOCUMENT 14846925 MADE BY FOREST PRESERVE DISTRICT OF COOK COUNTY THAT EXISTING GROUND LINE OF THE LAND AND OTHER PROPERTY ADJOINING TO EASTERLY RIGHT OF WAY LINE OF EDENS SUPERHIGHWAY IS APPROXIMATELY 14.00 FEET MORE OR LESS HIGHER THAN THE GROUND LINE OF THE RIGHT OF WAY OF SAID SUPERHIGHWAY AND WILL SLOPE DOWN TO SAID HIGHWAY AND RELATING TO CONSTRUCTION OF SHOULDER AND DITCH FOR SAID HIGHWAY.
5. GRANT AND USE OF TEMPORARY CONSTRUCTION EASEMENT MADE BY AND BETWEEN THE VILLAGE OF NORTHBROOK AND THE VILLAGE OF GLENCOE FOR THE INSTALLATION OF THE FACILITIES RECORDED AUGUST 24, 1999 AS DOCUMENT 99804762.
6. TERMS, PROVISIONS AND CONDITIONS OF THE NON-EXCLUSIVE EASEMENT AGREEMENT FOR WATER MAIN IMPROVEMENTS MADE BY AND BETWEEN THE VILLAGE OF NORTHBROOK AND VILLAGE OF GLENCOE RECORDED AUGUST 24, 1999 AS DOCUMENT 99804762.
7. UNRECORDED EASEMENT AS DISCLOSED BY UNDERGROUND ELECTRIC LINES AS SHOWN ON SURVEY MADE BY HAMPTON, LENZINI & RENWICK, INC. DATED APRIL 10, 2001 ORDER # 2-02-0233. (AFFECTS THAT PART OF THE LAND FALLING IN INDEX NO. 04-13-200-002-000, PREVIOUSLY OWNED BY THE FOREST RESERVE DISTRICT OF COOK COUNTY AND CONVEYED BY DEED RECORDED AS DOCUMENT 0010432269).

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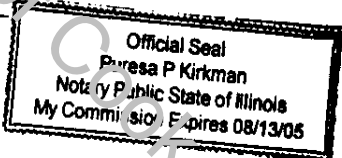
## STATEMENT BY GRANTOR AND GRANTEE

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 4-16, 20 02 Signature: Anthony J. Puzicka  
Grantor or Agent

Subscribed and sworn to before me by the  
said Anthony J. Puzicka  
this 16 day of April  
20 02.

Pura P. Kirkman  
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 \_\_\_\_\_, 20 \_\_\_\_ Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_  
this \_\_\_\_ day of \_\_\_\_\_  
20 \_\_\_\_.

\_\_\_\_\_  
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 of a Class A misdemeanor for subsequent offenses.

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

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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 \_\_\_\_\_, 20 \_\_\_\_ Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the

said \_\_\_\_\_

this \_\_\_\_ day of \_\_\_\_\_

20 \_\_\_\_.

\_\_\_\_\_  
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 APRIL 18, 20 02 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the

said H. DOUGLASS MOVERS

this 18<sup>th</sup> day of April

20 02.

[Signature]  
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 of a Class A misdemeanor for subsequent offenses.

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

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