UNOFFICIAL®

2002-04-26 11:33:00

Cook County Recorder

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

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 ("Crantee"), having its principal place of business at 4900 Cox Road, Glan Allen NA 2304 the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

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

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

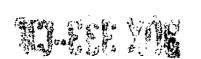
part of 04-13-200-002-0000

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

BUX 333-CA

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Property of Cook County Clerk's Office



CERTIFY, that Minut J. Luz repersonally known to me to be the Village Temans of the		
an Illinois municipal corporation By: Addry Joseph	Dated this Lith day of April, 2002	,
Its: Mesident 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 Minor December of the County and State aforesaid, DO HEREBY CERTIFY, that Minor December of the County and State aforesaid, DO HEREBY CERTIFY, that Minor December of the County and State aforesaid, DO HEREBY CERTIFY, that Minor December of the County and State aforesaid, DO HEREBY CERTIFY, that Minor December of the County and State aforesaid, DO HEREBY CERTIFY, that Minor December of the County and State aforesaid, DO HEREBY CERTIFY, that Minor December of the County and State aforesaid, DO HEREBY CERTIFY, that Minor December of the County of the County of the Same person whose name is subscribed to the oregon in strument, appeared before me this day in person and severally acknowledged that as such William to the oregon and severally acknowledged that as such William to the oregon and severally acknowledged that as such William to the oregon and personally known to me to be the Village Terminal of the Same personal per		
I, the undersigned, a Netary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Many Land Personally known to me to be the Village Personally known to me to be the Survey and State aforesaid, DO HEREBY CERTIFY, that Many Land 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 Way Link Land 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 Land Address of Stramphone State of Holds Said Person Person 1975 of Stramphone State of Holds My Commission Expires 087305 COOK COUNTY - ILLINOIS TRANSFER STAMP NAME and ADDRESS OF PREPARER: Michele L. Krause, Esq. Michele L. Krause, Esq. Holland & Knight	•	
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Monay & Live personally known to me to be the Village Personally CERTIFY, that Monay & Live personally known to me to be the Village Personal of the VILLAGE OF GLENCOE, an Elinois 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 which the signed and delivered the said instrument as his 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 day of April 2002. The day of April 2002. Official Seal Person Pillions Notary Fublic Cook County - Illinois Transfer Stamp Notary Fublic Cook County - Illinois Transfer Stamp COOK COUNTY - Illinois Transfer Stamp NAME and ADDRESS OF PREPARER: EXEMPT FROM TRANSFER TAXES PURSUANT TO SECTION 31-45 (6), OF THE REAL ESTATE TRANSFER TAX LAW Holland & Knight	STATE OF ILLINOIS)	1
CERTIFY, that Many May Personally known to me to be the VILLAGE OF GLENCOE, an limnois 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 Printed Act as signed and delivered the said instrument as signed and delivered the said instrument as signed and delivered the said instrument as and purposes therein set forth. Given under my hand and notarial seal, this day of April 2002. My Commission expires: Ob//3/05 COOK COUNTY - ILLINOIS TRANSFER STAMP NAME and ADDRESS OF PREPARER: Michele L. Krause, Esq, Holland & Knight		
severally acknowledged that as such and such as signed and delivered the said instrument as and signed and delivered the said instrument as and elivered the said instrument as a said instrument as and elivered the said instrument as a said in	CERTIFY, that Annual S. Luza personal	lly known to me to be the Village remains of the cipal corporation, and personally known to me to be the same
My Commission expires: 08/13/05 COOK COUNTY - ILLINOIS 12ANSFER STAMP NAME and ADDRESS OF PREPARER: Michele L. Krause, Esq, Holland & Knight Cook County - ILLINOIS 12ANSFER STAMP EXEMPT FROM TRANSFER TAXES PURSUANT TO SECTION 31-45 (2), OF THE REAL ESTATE	severally acknowledged that as such Village free and voluntary act, and as the	signed and delivered the said instrument as
My Commission expires: 08/13/05 COOK COUNTY - ILLINOIS 12ANSFER STAMP NAME and ADDRESS OF PREPARER: Michele L. Krause, Esq, Holland & Knight Cook County - ILLINOIS 12ANSFER STAMP EXEMPT FROM TRANSFER TAXES PURSUANT TO SECTION 31-45 (2), OF THE REAL ESTATE	Given under my hand and notarial se	eal, this
My Commission expires: 08/13/05 COOK COUNTY - ILLINOIS TAANSFER STAMP COOK COUNTY - ILLINOIS TAANSFER STAMP EXEMPT FROM TRANSFER TAXES PURSUANT TO SECTION 31-45 (2), OF THE REAL ESTATE Michele L. Krause, Esq, Holland & Knight		Ture F. Kirl
NAME and ADDRESS OF PREPARER: EXEMPT FROM TRANSFER TAXES PURSUANT TO SECTION 31-45 (1), OF THE REAL ESTATE TRANSFER TAX LAW Holland & Knight	My Commission expires: 08/13/05	Official Seal Puresa P Kirkman Notary Public State of Illinois
NAME and ADDRESS OF PREPARER: EXEMPT FROM TRANSFER TAXES PURSUANT TO SECTION 31-45 (1), OF THE REAL ESTATE TRANSFER TAX LAW Holland & Knight		750
Michele L. Krause, Esq, Holland & Knight TO SECTION 31-45 (1), OF THE REAL ESTATE TRANSFER TAX LAW		
Holland & Knight	NAME and ADDRESS OF PREPARER:	TO SECTION 31-45 ($oldsymbol{E}$) , OF THE REAL ESTATE
	Holland & Knight	1.1

Suite 800 Chicago, Illinois 60603

Signature of Buyer, Seller or Representative

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, THE COOK COUNTY CLERK'S OFFICE IN THE OFFICE OF THE COOK COUNTY RECORDER, ILLINOIS.

20480803

Office

UNOFFICIAL COPY

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 HIGHEL 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 IMPLOVEMENTS MADE BY AND BETWEEN THE VILLAGE OF NORTHBROOK AND VILLAGE OF GLENCOE RECORDED AUGUST 24, 1999 AS DOCUMENT 99804762.
- 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).

CHI1 #165664 v1

EXHIBIT B

- REAL ESTATE TAXES NOT YET DUE AND PAYABLE. 1.
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CHI1 #165664 v1

NOFFICIAL C

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.

, 20 02 Signature: Children

Subscribed and sworr to before me by the

said Anthony J. Buzicka

SOUTTOBER

Estate Transfer Tax Act.)

this 16 day of april			
02.			
Ture Kui Notary Public N	Official Seal Piresa P Kirkman Notz ry Public State of Illinole Commit Sio', F pires 08/13	vols 13/05	
assignment of beneficial interest in a land foreign corporation authorized to do business are not appeared to appear appeared to appeared to appear appeared to appeared to appear appeared to	iness or acquire	name of the grantee shown on the deed or a natural person, an Illinois corporation or and hold title to real estate in Illinois, a different control of the	
Dated, 20	Signature:	Gratee or Agent	
Subscribed and sworn to before me by the			4 4 0 0
said			4
this day of			
20			
Notary Public			
NOTE: Any person who knowingly submits a fals	se statement concern	erning 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

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, or Ollinois, 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: _			
	_	-		Granios or Agent	
Subscribed and sworn to hefore me	by the				
said					
this day of	<u>×</u>				
20 '	Ox				
	(
Notary Public		004			
The grantee or his agent affirms assignment of beneficial interest foreign corporation authorized to purtnership authorized to do busin recognized as a person and authorized to fillinois.	n a jana m do busine:	ust is eleler of ss or acquire	ard hold ti	ide to real estate	in Illinois, a cother entity
Dated OPRIL 18	., 20 <u>02</u>	Signature;	Roman	Grantee or Agent	
Subscribed and sworn to before m	e by the				
said K. Douglass Mo	YELS_				
this 1874 day of April					CO.
20 <u>02</u>					
Cher L. Honcog	<u>l</u>				
NOTE: Any person who knowingly su C misdemeanor for the first of	bmits a fake s fense and of a	iatement conce Class A misde m	ning the identitees of the contract of the con	ty of a graptes shall be quent offenses.	e guilty of a Class
[Attach in deed of ARI to be recorded Estate Transfer Tax Act.]	in Cank Caus	ty, Ilinois, if ex	empl under pro	visions of Section 4 o	f the Illinois Real

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Property of Cook County Clerk's Office

William Comments