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2003-01-03 12:28:36

Cook County Recorder 34.50



0030009857

SPECIAL WARRANTY DEED

02-11829

AFTER RECORDING RETURN TO:

Attn: Christine A. Renner
LandAmerica Nat'l Comm. Svcs.
10 S. LaSalle Street, Suite 2500
Chicago, IL 60603 441-30318 ①



Lawyers Title Insurance Corporation

THIS INSTRUMENT, made this 27th day of December, 2002, between State Farm Mutual Automobile Insurance Company, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and 1035 Lake Cook (Deerfield), L.L.C., an Illinois limited liability company with principal offices at 1101-B Lake Cook Road, Deerfield, IL, 60015, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of Grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See attached Exhibit A

Commonly known as: 1085 Lake Cook Road, Deerfield, Illinois
PIN: 04-05-200-012

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 Grantor either in law or equity, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantor, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and its 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 DEFEND, the said premises

6 pages

against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

See attached Exhibit B

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, the day and year first above written.

State Farm Mutual Automobile Insurance Co.

Attest: Barbara Lay

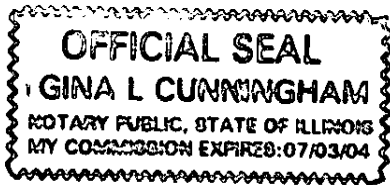
By: Willie Brown

Name: BARBARA J. LAY

Name: WILLIE BROWN

Title: ASS'T. SECRETARY

Title: SENIOR VICE PRESIDENT



IMPRESS NOTARIAL SEAL HERE

State of Illinois, County of McLean ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Willie Brown personally known to me to be Senior Vice President of State Farm Mutual Automobile Insurance Company, and Barbara Lay personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice-President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of the said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their 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 official seal, this 27th day of December, 2002.

Commission expires 07/03/2004

Gina L Cunningham
NOTARY PUBLIC

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This Instrument Prepared by: Thomas C. Kaufmann, 175 West Jackson Bl., #1600, Chicago, IL. 60604-2827.


Send Subsequent Tax Bills to: 1085 Lake Cook (Deerfield), L.L.C.
1101-B Lake Cook Road
Deerfield, IL 60015

Mail to: Keith A. Ross
Levenfeld Pearlstein
33 West Monroe Street 21st Floor
Chicago, IL 60603

Document #: 792316

STATE TAX

STATE OF ILLINOIS



JAN. -3.03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000046799

REAL ESTATE TRANSFER TAX
01720.00
FP326669

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JAN. -3.03

REVENUE STAMP

0000094757

REAL ESTATE TRANSFER TAX
00860.00
FP326670

Property of Cook County Clerk's Office

EXHIBIT A

LEGAL DESCRIPTION:

Parcel 1:

Lot 2 in State Farm Resubdivision of part of the Northeast 1/4 of Section 5, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded July 10, 1991 as Document Number 91340699, in Cook County, Illinois.

Parcel 2:

A non-exclusive easement for ingress, egress, and access and for construction, installation, use, maintenance, repair and replacement of the Frontage Road, as created by Declaration and Grant of Easement dated August 1, 1981 and recorded September 2, 1981 as Document Number 25987860, by LaSalle National Bank, as Trustee under Trust Agreement dated October 30, 1972 and known as Trust Number 44913, over and across the land described therein.

Parcel 3:

A non exclusive easement as contained in Access Easement Agreement made by and between Duke Realty Limited Partnership, an Illinois limited partnership and State Farm Mutual Automobile Insurance Company, an Illinois corporation, dated February 15, 2002 and recorded March 7, 2002 as Document Number 0020261185

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NOTE: The first installment of 2001 taxes in the amount of \$113,901.13 has been paid.

NOTE: The second installment of 2001 taxes in the amount of \$97,778.97 has been paid.

NOTE: Taxes for the year(s) 2002 are not paid and are not yet due and payable.

NOTE: Annual maintenance assessments of Northfield under Law Docket No. 70MR132, none currently shown as unpaid or open.

2. Grant of Easement to North Shore Sanitary District dated September 2, 1977 and recorded September 19, 1977 as Document Number 24111252, granting to said North Shore Sanitary District a permanent easement to construct, operate, renew and maintain a public sanitary sewer line along, through, across, over and under the North 20 feet of the land, and the terms and conditions therein contained. Also as shown on the plat of subdivision of Lake Cook Road Industrial Park recorded as Document Number 26147952, and also as shown on the plat of subdivision of Deerfield Business Center recorded as Document Number 26627813, and also as shown on the plat of subdivision of State Farm Resubdivision recorded as Document Number 91340699.

3. Grant of Easement dated February 6, 1973 and recorded February 21, 1973 as Document Number 22227432, granting to Commonwealth Edison Company and Illinois Bell Telephone Company, and their respective licensees, successors and assigns, an easement to construct, operate, maintain, renew, relocate and remove facilities and equipment used in connection

with underground transmission and distribution of electricity, sounds and signals, together with right of access to the same, in, over, under, across, along and upon the land described therein, and the terms and conditions therein contained. (Affects underlying land).

4. Declaration and Grant of Easement dated August 1, 1981 and recorded September 2, 1981 as Document Number 25987860 made by LaSalle National Bank, as Trustee under Trust Agreement dated October 30, 1977 and known as Trust No. 44913, creating and granting non-exclusive easements for ingress, egress, access and for construction, installation, use, maintenance, repair and replacement of the frontage road over, across and upon those portions of the land described therein, for the purpose of providing a frontage road (including curb, storm sewer and storm water inlets) within a 60 ft. street dedication parcel parallel to Lake Cook Road, and as described in Exhibit "C" attached thereto, and the terms, provisions, covenants, conditions and limitations therein contained. Said easements also as shown on the plat of subdivision of Lake Cook Road Industrial Park recorded as Document Number 26147952, and as shown on the plat of subdivision of Deerfield Business Center recorded as Document Number 26627813, and as shown on the plat of subdivision of State Farm Resubdivision recorded as Document Number 91340699. (Affects the North portion of Lot 2.)

5. Easement for public utilities over the South 20 feet of the North 40 feet of the land, as shown on the plat of subdivision of Lake Cook Road Industrial Park recorded as Document Number 26147952, and also as shown on the plat of subdivision of Deerfield Business Center recorded as Document Number 26627813, and also as shown on the plat of subdivision of State Farm Resubdivision recorded as Document Number 91340699. (Affects along the Northerly 20 feet of Lot 2.)

6. A 10 ft. easement for public utilities over a 10 ft. wide strip across and through the Easterly portions of the land, as shown on the plat of subdivision of Lake Cook Road Industrial Park recorded as Document Number 26147952, and also as shown on the plat of subdivision of Deerfield Business Center recorded as Document Number 26627813, and also as shown on the plat of subdivision of State Farm Resubdivision recorded as Document Number 91340699. (Affects a 10 ft. wide strip of land over that portion of Lot 2 as shown on said plats).

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7. Easement for the purpose of installing, operating and maintaining all equipment necessary for the purpose of serving the subdivision and other property with communications and electric service, and also with the right to

overhang aerial service wires, and also with right of access thereto, as granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns, and the terms and conditions therein contained, as shown on the plat of subdivision of Lake Cook Road Industrial Park recorded as Document Number 26147952, and also as shown on the plat of subdivision of Deerfield Business Center recorded as Document Number 26627813, and also as shown on the plat of subdivision of State Farm Resubdivision recorded as Document Number 91340699. (Affects those portions of the land shown in preceding exceptions).

8. Easement reserved and granted to the Northern Illinois Gas Company, its successors and assigns in all platted easement areas, streets, alleys and other public ways and places as shown on the plats, said easement to be for installation, maintenance, relocation, renewal and removal of gas mains and appurtenances, as shown on the plat of subdivision of Lake Cook Road Industrial Park recorded as Document Number 26147952, and also as shown on the plat of subdivision of Deerfield Business Center recorded as Document Number 26627813, and also as shown on the plat of subdivision of State Farm Resubdivision recorded as Document Number 91340699. (Affects those portions of the land shown in preceding exceptions).

9. Easement reserved for and granted to the Village of Deerfield and to those public utility companies operating under franchise from said Village of Deerfield including but not limited to the Illinois Bell Telephone Company, Commonwealth Edison Company, Omnicom of Illinois and North Shore Gas Company and their respective successors and assigns, as shown on the plat of subdivision of Deerfield Business Center recorded as Document Number 26627813, and also as shown on the plat of subdivision of State Farm Resubdivision recorded as Document Number 91340699, to construct, reconstruct, repair, remove, inspect, maintain and operate various utility transmission and distribution systems and facilities and equipment, together with right of access for said purposes, reserving and granting all easements within the areas shown by dashed lines and marked "easement" on said plats, and the terms and conditions therein contained. (Affects those portions of the land shown in preceding exceptions).

10. Building lines of 100 feet and 50 feet respectively, as shown on the plat of subdivision of Lake Cook Road Industrial Park recorded as Document Number 26147952, and also as shown on the plat of subdivision of Deerfield Business Center recorded as Document Number 26627813, and also as shown on the plat of subdivision of State Farm Resubdivision recorded as Document Number 91340699,

over the following described portions of the land:

11. Building line of 50 feet along the Westerly line as shown on the plat of subdivision of State Farm Resubdivision recorded as Document Number 91340699. (Affects East 50 feet of Lot 2).

12. Notice of Requirements for Storm Water Detention by the Metropolitan Water Reclamation District of Greater Chicago recorded March 11, 1992 as Document Number 92158964.

13. Access Easement Agreement made by and between Duke Realty Limited Partnership, an Illinois limited partnership and State Farm Mutual Automobile Insurance Company, an Illinois corporation, dated February 15, 2002 and recorded March 7, 2002 as Document Number 0020261185, and the terms, provisions and conditions contained therein.