



0321319184

Eugene "Gene" Moore Fee: \$60.00

Cook County Recorder of Deeds

Date: 08/01/2003 03:15 PM Pg: 1 of 19

4/4

(The above space is reserved for the Recorder's use.)

AGREEMENT TO ANNEX

THIS AGREEMENT TO ANNEX (the "Agreement") is made and entered into this 18th day of July, 2003, by and between DAVID D. WELCH, an individual ("Welch"), and Southwind Financial, Ltd., an Illinois corporation ("Southwind") and Bluff City, LLC, an Illinois limited liability company ("Bluff City"). Welch, Southwind and Bluff City are sometimes collectively hereinafter referred to as the "parties", or individually, as the "party".

03-5177
Cook

WITNESSETH:

WHEREAS, Welch is the owner of certain real property situated in Kane County and Cook County, Illinois, legally described on Exhibit A attached hereto and incorporated herein (the "Greater Welch Property");

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WHEREAS, Southwind and Bluff City are the collective owners of certain real property located in Kane County and Cook County, Illinois, legally described on Exhibit B attached hereto and incorporated herein (the "186-Acre Parcel");

WHEREAS, Southwind and Bluff City are the collective owners of certain property located in Kane County, Illinois, legally described on Exhibit C attached hereto and incorporated herein (the "125-Acre Parcel");

WHEREAS, Welch and Southwind have recently completed a like-kind exchange, whereby Welch received an approximately 3.74 acre parcel (the "Southwind Parcel"), which is legally described on Exhibit D, in exchange for transferring an approximately 3.74 acre parcel (the "Welch Parcel"), which is legally described on Exhibit E, to Southwind; and

WHEREAS, Welch, Southwind and Bluff City desire to enter into this Agreement, pursuant to which, Welch and his successors and assigns agree to annex as much of the Greater Welch Parcel and Southwind Parcel into the Village of Bartlett, the City of Elgin or any other municipality, as determined by Southwind and Bluff City, as may be necessary, in their sole discretion, to provide adequate contiguity to allow Bluff City and Southwind to annex the 186-Acre Parcel into any such municipality, provided that Welch's use of the Greater Welch Parcel as a concrete pipe plant with outside storage and other related ancillary uses is permitted to continue after any such annexation, and Bluff City and/or Southwind construct any berms (but excluding any landscaping or screening thereon), which are required to be located on the Greater Welch Parcel and Southwind Parcel as part

M.G.R. TITLE

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of any such annexation.

NOW, THEREFORE, in consideration of the sum and no/00 dollars (\$10.00), the foregoing recitals and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Welch and Beneficiary agree as follows:

1. **Recitals.** The foregoing recitals are restated herein as evincing the intent of the parties hereto.
2. **Welch's obligations.** Subject to the terms of this Agreement, Welch and his successor and assigns hereby agree to annex as much of the Greater Welch Parcel and Southwind Parcel into the Village of Bartlett, the City of Elgin or any other municipality, as determined by Southwind and Bluff City, as may be necessary, in their sole discretion, to provide adequate contiguity to allow Bluff City and Southwind to annex the 186-Acre Parcel into any such municipality, provided that (i) Welch shall not be required to annex more than two hundred feet (200') beyond the northern property line of the Welch Parcel, with minor increases where the property lines may curve, (ii) Welch's use of the Greater Welch Parcel as a concrete pipe plant with outside storage and other related ancillary uses is permitted to continue after any such annexation such that Welch does not lose more than 20' of parking areas and outside storage to required setbacks, (iii) Bluff City and/or Southwind construct any berms (but excluding any landscaping or screening thereon), which are required to be located on the Greater Welch Parcel and Southwind Parcel as part of any such annexation, and (iv) Bluff City and/or Southwind pays all costs relating to said annexation, including plats, publication, reasonable attorneys' fees and expenses, but only to the extent said costs and expenses are incurred for the portion of the Greater Welch Parcel and/or Southwind Parcel, which is ordered to be annexed by Bluff City and/or Southwind as stated herein.
3. **Covenants Run with Land.** All provisions of this Agreement, including the benefits and burdens, shall run with the land and are binding upon and inure to the benefit of all parties having or acquiring any right, title or interest in or to any portion of or interest or estate in the Greater Welch Property, the Southwind Parcel, the 186-Acre Parcel, the 125-Acre Parcel and the Welch Parcel.
4. **Notices.** All notices and other communications given under this Agreement shall be in writing and shall be deemed properly served if delivered on the first day following delivery to an overnight courier service or on the third day after deposit in the U.S. Mail as registered or certified mail, return receipt requested, postage pre-paid, as follows:

If to Southwind or
Bluff City:

c/o Mr. Matthew P. Vondra
2252 Southwind Boulevard
Bartlett, Illinois 60103

With a copy to:

Maurides & Foley, L.L.C.
2 North LaSalle Street; Suite 1900

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Chicago, Illinois 60602
Attn.: George D. Maurides, Esq.

If to Welch: David D. Welch
1050 St. Charles Street
Elgin, Illinois 60120

With a copy to: Schefflow & Rydell
63 Douglas Avenue; Suite 200
Elgin, IL 60120
Attn: Douglas J. Schefflow, Esq.

Any party may change its address for the service of notice by giving written notice of the same as set forth above.

5. Miscellaneous

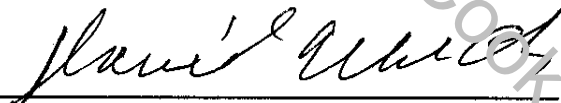
- (a) Words of the masculine, feminine or neuter gender shall mean and include the correlative words of other genders, and words importing the singular number shall mean and include the plural number and vice versa.
- (b) Words importing persons shall include firms, associations, partnerships (including limited partnerships), trusts, corporations and other legal entities), including, but not limited to, public bodies, as well as natural persons.
- (c) The terms "include", "including" and similar terms shall be constructed as if followed by the phrase "without being limited to".
- (d) This Agreement and any document or instrument executed pursuant hereto may be executed in any number of counterparts each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.
- (e) Whenever under the terms of this Agreement the time for performance of a covenant or condition falls on a Saturday, Sunday or holiday, such time for performance shall be extended to the next business day. Otherwise, all references herein to "days" shall mean calendar days unless specifically designated as business days.
- (f) This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.
- (g) Time is of the essence of this Agreement.
- (h) If any action shall be instituted by Welch, Southwind and/or Bluff City for the enforcement of any of its rights in and under this Agreement, the

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prevailing party shall be entitled to recover its reasonable attorney's fees and costs of suit.

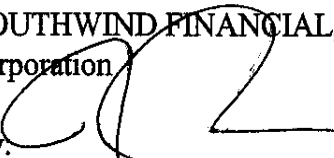
- (i) The waiver by any party of any term, covenant, agreement or condition contained in this Agreement shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, agreement, or condition contained in this Agreement.
- (j) The headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.
- (k) Upon execution by all of the Parties, this Agreement shall be recorded with the Kane County Recorder of Deeds and Cook County Recorder of Deeds, as applicable.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the day and year noted above.




DAVID D. WELCH

SOUTHWIND FINANCIAL, LTD., an Illinois corporation

By: 

Its: By power of attorney dated 7-18-03

BLUFF CITY, LLC, an Illinois limited liability company

By: 

Its: By power of attorney dated 7-18-03

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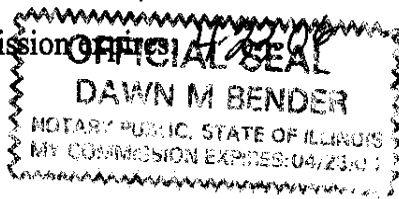
STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, Dawn M Bender, a Notary Public, do hereby certify that DAVID D. WELCH, personally known to me, whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for purposes therein set forth.

Given under my hand and notarial seal this 18 day of July, 2003.

Dawn M Bender

My commission expires:



STATE OF ILLINOIS)
COUNTY OF Cook) SS

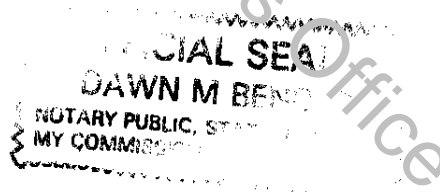
Matthew Vonck

I, Dawn M Bender, a Notary Public, do hereby certify that ~~Adrian Tabangay~~, personally known to me to be a/an Attorney in fact of Southwind Financial, Ltd., an Illinois corporation, whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that as such Attorney in fact, he signed and delivered the said instrument as such Attorney in fact of said corporation, as his free and voluntary act, and as the free and voluntary act of said corporation, for purposes therein set forth.

Given under my hand and notarial seal this 18 day of July, 2003.

Dawn M Bender
Notary Public

My commission expires:



STATE OF ILLINOIS)
COUNTY OF Cook) SS

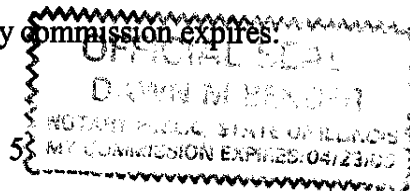
Matthew Vonck

I, Dawn M Bender, a Notary Public, do hereby certify that ~~Adrian Tabangay~~, personally known to me to be a/an Attorney in fact of Bluff City, LLC, an Illinois limited liability company, whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that as such Attorney in fact, he/she signed and delivered the said instrument as such Attorney in fact of said corporation, as his/her free and voluntary act, and as the free and voluntary act of said corporation, for purposes therein set forth.

Given under my hand and notarial seal this 18 day of July, 2003.

Dawn M Bender
Notary Public

My commission expires:

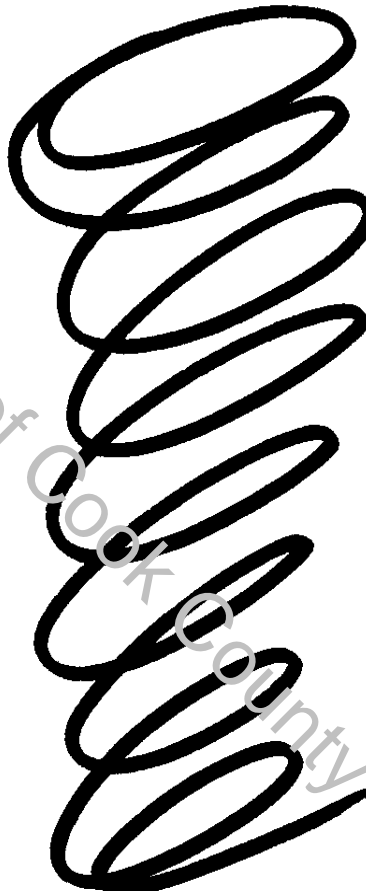


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EXHIBIT A – GREATER WELCH PROPERTY

See attached.

Property of Cook County Clerk's Office



THAT PART OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 2359.0 FEET; THENCE SOUTH 80 DEGREES 02 MINUTES WEST, A DISTANCE OF 738.6 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES WEST, A DISTANCE OF 881.4 FEET TO THE CENTER LINE OF STATE ROUTE NO. 25; THENCE SOUTHERLY ALONG SAID CENTER LINE, A DISTANCE OF 113.08 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 60 DEGREES 57 MINUTES 17 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 37.74 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 25; THENCE CONTINUING SOUTHEASTERLY ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 124.86 FEET; THENCE SOUTHEASTERLY AND EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 370.70 FEET AND BEING TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 251.07 FEET; THENCE EASTERLY TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 101.26 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 616.16 FEET AND BEING TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 118.18 FEET; THENCE EASTERLY TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 15.15 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 767.59 FEET; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 88 DEGREES 46 MINUTES 16 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 601.12 FEET TO THE CENTER LINE OF STATE ROUTE 25; THENCE SOUTH ALONG SAID CENTER LINE BEING AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 355.58 FEET TO A LINE THAT IS 1500.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE EASTERLY ALONG SAID PARALLEL LINE, FORMING AN ANGLE OF 91 DEGREES 08 MINUTES 41 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED LINE, 1563.90 FEET TO THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE NORTH ALONG SAID EAST LINE FORMING AN ANGLE OF 90 DEGREES 36 MINUTES 54 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED LINE, 1146.08 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 FORMING AN ANGLE OF 88 DEGREES 52 MINUTES 28 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED LINE 980.78 FEET; THENCE SOUTH 22.15 FEET TO THE POINT OF BEGINNING, IN ELGIN TOWNSHIP, KANE COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS; THENCE SOUTH 89 DEGREES 21 MINUTES 59 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 456.0 FEET; THENCE SOUTH 01 DEGREE 45 MINUTES 28 SECONDS WEST 1111.33 FEET TO A LINE 1500.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 (AS MEASURED PERPENDICULAR TO SAID SOUTH LINE); THENCE NORTH 89 DEGREES 05 MINUTES 19 SECONDS WEST ALONG SAID PARALLEL LINE, 456.0 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 01 DEGREE 45 MINUTES 35 SECONDS EAST ALONG SAID WEST LINE, 1109.12 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS; THENCE SOUTH 89 DEGREES 21 MINUTES 59 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID SOUTHEAST 1/4, 456.0 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 21 MINUTES 59 SECONDS EAST, A DISTANCE OF 782.74 FEET; THENCE SOUTH 01 DGREE 45 MINUTES 28 SECONDS WEST 1115.12 FEET TO A LINE 1500.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 (AS MEASURED PERPENDICULAR TO SAID SOUTH LINE); THENCE NORTH 89 DEGREES 05 MINUTES 19 SECONDS WEST ALONG SAID PARALLEL LINE, 782.67 FEET; THENCE NORTH 01 DEGREE 45 MINUTES 35 SECONDS EAST AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST 1/4, 1111.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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LESS:

WELCH PARCEL

PARCEL 1

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 0 DEGREES 42 MINUTES 22 SECONDS EAST, 995.67 FEET, ALONG THE EAST LINE OF SAID SECTION, TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 57 MINUTES 05 SECONDS EAST, 1238.56 FEET; THENCE SOUTH 0 DEGREES 42 MINUTES 29 SECONDS EAST, 113.34 FEET, TO A LINE 1500.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30 (AS MEASURED PERPENDICULAR TO SAID SOUTH LINE); THENCE SOUTH 88 DEGREES 57 MINUTES 05 SECONDS WEST, 1238.56 FEET, ALONG SAID PARALLEL LINE, TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 0 DEGREES 42 MINUTES 22 SECONDS WEST, 113.34 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO:

PARCEL 2

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 0 DEGREES 42 MINUTES 22 SECONDS EAST, 995.67 FEET, ALONG THE EAST LINE OF SAID SECTION 25, TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 42 MINUTES 22 SECONDS EAST, 149.99 FEET, ALONG SAID EAST LINE OF SECTION 25; THENCE SOUTH 88 DEGREES 39 MINUTES 36 SECONDS WEST, 185.40 FEET, ALONG A LINE 1500.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25 (AS MEASURED PERPENDICULAR TO SAID SOUTH LINE); THENCE NORTH 24 DEGREES 25 MINUTES 54 SECONDS EAST, 167.19 FEET; THENCE NORTH 88 DEGREES 57 MINUTES 05 SECONDS EAST, 114.37 FEET, TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

TOTAL AREA = 162,909.51 SQ. FT. OR 3.74 ACRES

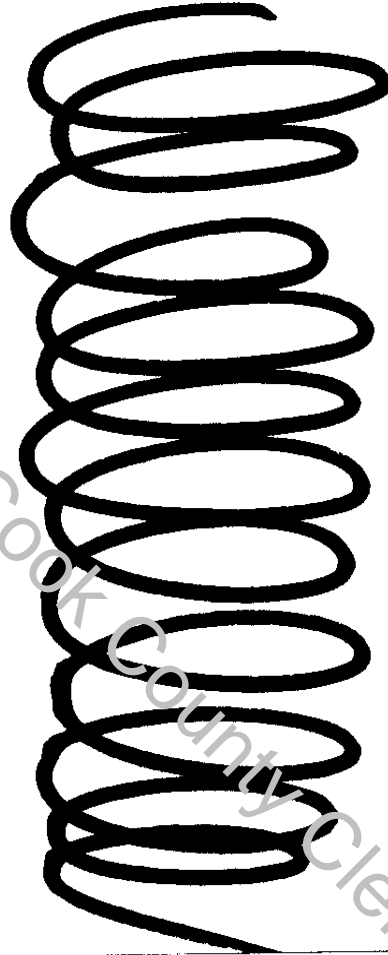
06-30-300-003

06-25-400-022

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EXHIBIT B – 186-ACRE PARCEL

See attached.



Property of Cook County Clerk's Office

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THAT PART OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; EAST OF THE WEST LINE OF SAID SECTION 30; NORTH OF THE SOUTH 1500.00 FEET OF SAID SECTION 30; WEST OF A LINE BEING PERPENDICULAR TO SAID NORTH LINE OF THE SOUTH 1500.00 FEET OF SAID SECTION 30 AND 2508.42 FEET WESTERLY OF THE CENTERLINE OF GIFFORD ROAD AS MEASURED ALONG SAID NORTH LINE OF THE SOUTH 1500.00 FEET OF SAID SECTION 30; EXCEPTING THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS; THENCE SOUTH 89 DEGREES 21 MINUTES 59 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 456.0 FEET; THENCE SOUTH 01 DEGREE 45 MINUTES 28 SECONDS WEST 1111.33 FEET TO A LINE 1500.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER (AS MEASURED PERPENDICULAR TO SAID SOUTH LINE); THENCE NORTH 89 DEGREES 05 MINUTES 19 SECONDS WEST ALONG SAID PARALLEL LINE, 456.0 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREE 45 MINUTES 35 SECONDS EAST ALONG SAID WEST LINE, 1109.12 FEET TO THE POINT OF BEGINNING ALSO AND EXCEPTING THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS; THENCE SOUTH 89 DEGREES 21 MINUTES 59 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER, 456.0 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 21 MINUTES 59 SECONDS EAST A DISTANCE OF 782.74 FEET; THENCE SOUTH 01 DEGREE 45 MINUTES 28 SECONDS WEST 1111.12 FEET TO A LINE 1500.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER (AS MEASURED PERPENDICULAR TO SAID SOUTH LINE); THENCE NORTH 89 DEGREES 05 MINUTES 19 SECONDS WEST ALONG SAID PARALLEL LINE, 782.87 FEET; THENCE NORTH 01 DEGREE 45 MINUTES 35 SECONDS EAST AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER, 1111.33 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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THAT PART OF THE EAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 8, EAST OF THE
THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST
CORNER OF SAID SECTION 25; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION
25, 2359.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES 02 MINUTES 0
SECONDS WEST, 738.8 FEET ALONG A SOUTHERLY LINE OF THE PARCEL RECORDED AUGUST
15, 1950 PER DOCUMENT 656117; THENCE SOUTH 87 DEGREES 54 MINUTES 0 SECONDS WEST,
881.4 FEET ALONG SAID SOUTHERLY LINE OF THE PARCEL OF LAND RECORDED AUGUST 15,
1950 PER DOCUMENT 656117 TO THE CENTER LINE OF STATE ROUTE NO. 25; THENCE
SOUTHERLY ALONG SAID CENTER LINE, 113.08 FEET; THENCE SOUTHEASTERLY ALONG A
LINE WHICH FORMS AN ANGLE OF 80 DEGREES 57 MINUTES 17 SECONDS TO THE LEFT
WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 37.74 FEET TO THE EASTERLY
RIGHT OF WAY LINE OF STATE ROUTE 25 TO THE NORTHWEST CORNER OF THE PARCEL
RECORDED OCTOBER 12, 1999 PER DOCUMENT 1999K097128; THENCE CONTINUING
SOUTHEASTERLY ALONG THE LAST DESCRIBED COURSE, 124.86 FEET ALONG SAID PARCEL
RECORDED OCTOBER 12, 1999 PER DOCUMENT 1999K097128; THENCE SOUTHEASTERLY AND
EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 370.70 FEET AND BEING
TANGENT TO THE LAST DESCRIBED COURSE, 251.07 FEET ALONG SAID PARCEL RECORDED
OCTOBER 12, 1999 PER DOCUMENT 1999K097128; THENCE EASTERLY TANGENT TO THE LAST
DESCRIBED CURVE, 101.26 FEET ALONG SAID PARCEL RECORDED OCTOBER 12, 1999 PER
DOCUMENT 1999K097128; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A
RADIUS OF 816.18 FEET AND BEING TANGENT TO THE LAST DESCRIBED COURSE, 118.18
FEET ALONG SAID PARCEL RECORDED OCTOBER 12, 1999 PER DOCUMENT 1999K097128;
THENCE EASTERLY TANGENT TO THE LAST DESCRIBED CURVE, 15.15 FEET ALONG SAID
PARCEL, RECORDED OCTOBER 12, 1999 PER DOCUMENT 1999K097128 TO THE WEST LINE OF THE
PARCEL RECORDED OCTOBER 26, 1998 PER DOCUMENT 98K098647; THENCE NORTH, 22.15 FEET
TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 ALONG SAID WEST LINE
OF A PARCEL RECORDED OCTOBER 26, 1998 PER DOCUMENT 98K098647 TO THE NORTH LINE OF
SAID PARCEL RECORDED OCTOBER 26, 1998 PER DOCUMENT 98K098647; THENCE EAST ALONG
SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25 ALONG THE NORTH LINE SAID
PARCEL RECORDED OCTOBER 26, 1998 PER DOCUMENT 98K098647, 980.78 FEET TO THE
NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE
NORTHERLY, 287.15 FEET ALONG SAID EAST LINE OF SECTION 25 TO THE POINT OF BEGINNING;
ALL IN KANE COUNTY, ILLINOIS.

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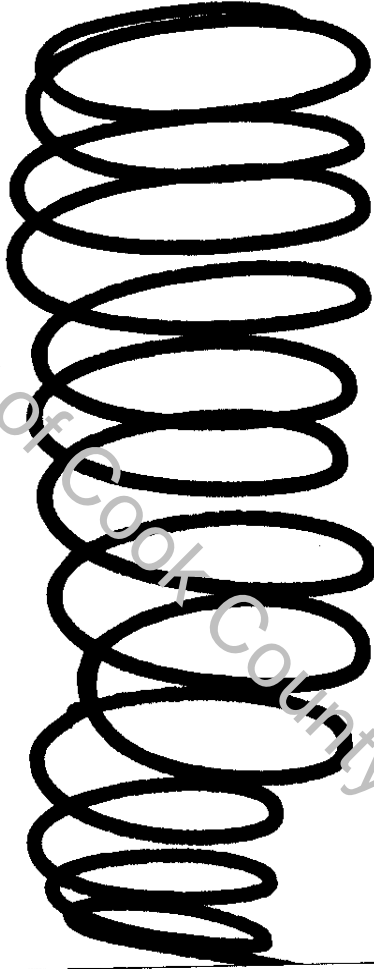
THAT PART OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT-OF-WAY; WEST OF THE CENTER LINE OF GIFFORD ROAD; NORTH OF THE SOUTH 1500.00 FEET OF SAID SECTION 30; EAST OF A LINE BEING PERPENDICULAR TO SAID NORTH LINE OF THE SOUTH 1500.00 FEET OF SAID SECTION 30 AND 2508.42 FEET WESTERLY OF THE CENTERLINE OF GIFFORD ROAD AS MEASURED ALONG SAID NORTH LINE OF THE SOUTH 1500.00 FEET OF SAID SECTION 30; (EXCEPTING ALL THAT PART OF THE NORTH ½ OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS ENCLOSED WITHIN THE FOLLOWING DESCRIBED BOUNDARY LINES, BEGINNING AT A POINT DETERMINED BY MEASURING FROM THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 30, WEST ALONG SAID SECTION LINE 3 CHAINS AND 15 LINKS AND THENCE SOUTH 08 DEGREES AND 45 MINUTES WEST 1700 FEET TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF SAID CHICAGO AND PACIFIC RAILROAD COMPANY, SAID SOUTHERLY LINE BEING PARALLEL WITH AND 50 FEET DISTANT FROM THE CENTER LINE OF THE RIGHT OF WAY OF SAID CHICAGO AND PACIFIC RAILROAD COMPANY FOR A POINT OF BEGINNING, THENCE RUNNING SOUTH 06 DEGREES AND 45 MINUTES WEST 344 FEET, THENCE RUNNING EASTWARD ON A STRAIGHT LINE 708 FEET TO A POINT IN THE AFORESAID SOUTHERLY BOUNDARY LINE OF RIGHT OF WAY, THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF RIGHT OF WAY WEST 760 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

- 06-30-100-010
- 06-30-300-003
- 06-25-200-016
- 06-25-400-021
- 06-30-200-002
- 06-30-301-002
- 06-30-400-009
- 06-30-400-010
- 06-30-100-011

UNOFFICIAL COPY

EXHIBIT C – 125-ACRE PARCEL

See attached.



Property of Cook County Clerk's Office

UNOFFICIAL COPY

That part of the Southeast 1/4 of Section 25, Township 41 North, Range 8 East of the Third Principal Meridian lying East of the center line of Route 25 and South of a line 1500 feet North of, as measured at right angles to the South line of said Southeast 1/4; in the Township of Elgin, Kane County, Illinois.

That part of the Northeast 1/4 of Section 36, Township 41 North, Range 8 East of the Third Principal Meridian, described as follows: beginning at the Southeast corner of said Northeast 1/4; thence Westerly along the South line of said Northeast 1/4 831.2 feet to a point 544 feet East of, as measured along said South line, the center line of State Route 25; thence Northerly parallel to the center line of State Route 25, a distance of 1344.8 feet; thence Westerly 544 feet to a point in the center line of said highway; thence Northerly along the center line of said State Route 1271.4 feet to the North line of said Northeast 1/4; thence East along said North line 1497.3 feet to the Northeast corner of said Section; thence South along the East line of said Northeast 1/4, 2627.4 feet to the point of beginning, in the Township of Elgin, Kane County, Illinois.

LESS:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 0 DEGREES 42 MINUTES 22 SECONDS EAST, 1145.66 FEET, ALONG THE EAST LINE OF SAID SECTION 25; THENCE SOUTH 88 DEGREES 39 MINUTES 36 SECONDS WEST, 185.40 FEET, ALONG A LINE 1500.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 (AS MEASURED PERPENDICULAR TO SAID SOUTH LINE), TO THE POINT OF BEGINNING; THENCE SOUTH 37 DEGREES 10 MINUTES 47 SECONDS WEST, 161.82 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 36 SECONDS WEST, 1234.13 FEET, PARALLEL WITH SAID NORTH LINE OF THE SOUTH 1500.0 FEET, TO THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 25, AS PER DOCUMENT NO. 330865; THENCE NORTH 3 DEGREES 11 MINUTES 56 SECONDS WEST, 126.67 FEET, ALONG SAID EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 25; THENCE NORTH 88 DEGREES 39 MINUTES 36 SECONDS EAST, 1339.01 FEET, ALONG SAID LINE 1500.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

AREA = 162,884.35 SQ. FT. OR 3.74 ACRES

06-25-400-066

UNOFFICIAL COPY

EXHIBIT D –SOUTHWIND PARCEL

See attached.



Property of Cook County Clerk's Office

UNOFFICIAL COPY

SOUTHWIND PARCEL

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 0 DEGREES 42 MINUTES 22 SECONDS EAST, 1145.66 FEET, ALONG THE EAST LINE OF SAID SECTION 25; THENCE SOUTH 88 DEGREES 39 MINUTES 36 SECONDS WEST, 185.40 FEET, ALONG A LINE 1500.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 (AS MEASURED PERPENDICULAR TO SAID SOUTH LINE), TO THE POINT OF BEGINNING; THENCE SOUTH 37 DEGREES 10 MINUTES 47 SECONDS WEST, 161.82 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 36 SECONDS WEST, 1234.13 FEET, PARALLEL WITH SAID NORTH LINE OF THE SOUTH 1500.0 FEET, TO THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 25, AS PER DOCUMENT NO. 330865; THENCE NORTH 3 DEGREES 11 MINUTES 56 SECONDS WEST, 126.57 FEET, ALONG SAID EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 25; THENCE NORTH 88 DEGREES 39 MINUTES 36 SECONDS EAST, 1339.01 FEET, ALONG SAID LINE 1500.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

AREA = 162,884.35 SQ. FT. OR 3.74 ACRES

06-25-400-016


County Clerk's Office

UNOFFICIAL COPY

EXHIBIT E - WELCH PARCEL

See attached.

Property of Cook County Clerk's Office



UNOFFICIAL COPY

WELCH PARCEL

PARCEL 1

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 0 DEGREES 42 MINUTES 22 SECONDS EAST, 995.67 FEET, ALONG THE EAST LINE OF SAID SECTION, TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 57 MINUTES 05 SECONDS EAST, 1238.56 FEET; THENCE SOUTH 0 DEGREES 42 MINUTES 29 SECONDS EAST, 113.34 FEET, TO A LINE 1500.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30 (AS MEASURED PERPENDICULAR TO SAID SOUTH LINE); THENCE SOUTH 88 DEGREES 57 MINUTES 05 SECONDS WEST, 1238.56 FEET, ALONG SAID PARALLEL LINE, TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 0 DEGREES 42 MINUTES 22 SECONDS WEST, 113.34 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO:

PARCEL 2

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 0 DEGREES 42 MINUTES 22 SECONDS EAST, 995.67 FEET, ALONG THE EAST LINE OF SAID SECTION 25, TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 42 MINUTES 22 SECONDS EAST, 149.99 FEET, ALONG SAID EAST LINE OF SECTION 25; THENCE SOUTH 88 DEGREES 39 MINUTES 36 SECONDS WEST, 185.40 FEET, ALONG A LINE 1500.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25 (AS MEASURED PERPENDICULAR TO SAID SOUTH LINE); THENCE NORTH 24 DEGREES 25 MINUTES 54 SECONDS EAST, 167.19 FEET; THENCE NORTH 88 DEGREES 57 MINUTES 05 SECONDS EAST, 114.37 FEET, TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

TOTAL AREA = 162,909.51 SQ. FT. OR 3.74 ACRES

06 - 30 - 300 - 003

06 - 25 - 400 - 022