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After Recording Return to:

Carol Gloor
Friedman & Holtz, P.C.
11 East Adams
Suite 1600
Chicago, Illinois 60603



Doc#: 0408244145
Eugene "Gene" Moore Fee: \$38.00
Cook County Recorder of Deeds
Date: 03/22/2004 03:21 PM Pg: 1 of 8

**SPECIAL WARRANTY
DEED**

(Space Above This Line for Recording Data)

THIS SPECIAL WARRANTY DEED is made this 19th day of March, 2004, between CONCORD HOMES, INC, a Delaware Corporation, and duly authorized to transact business in the State of Illinois, 1540 East Dundee Road, Suite 350, Palatine, Illinois 60074, as GRANTOR, and PALATINE PARK DISTRICT, an Illinois park district and unit of local government, 250 East Wood Street, Palatine, Illinois 60067, as GRANTEE.

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by this Special Warranty Deed does GRANT, BARGAIN, SELL, CONVEY and CONFIRM to the Grantee, its successors and assigns forever, the real estate described in **Exhibit "A"** attached hereto, situated in the Village of Palatine, County of Cook, in the State of Illinois (the Real Estate").

Together with any and all hereditaments and appurtenances belonging or pertaining to the Real Estate, and the reversion and reversions, remainder and remainders, rents, issues and profits of the Real Estate, and all the estate, right, title, interest, claim or demand of the Grantor, either in law or equity, of, in and to the Real Estate, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Real Estate, with the appurtenances, unto the Grantee, its heirs and assigns forever.

And the Grantor for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that the Grantor has not done, or suffered to be done, anything whereby the Real Estate is, or may be, in any manner encumbered or charged, except as recited in this Special Warranty Deed; and that the Real Estate, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, Grantor WILL WARRANT AND DEFEND, SUBJECT TO the Permitted Exceptions set forth in **Exhibit "B"** attached hereto.

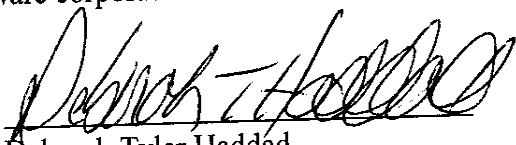
9900 32318 NHW / 53854p

BOX 15

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IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed the day and year first above written.

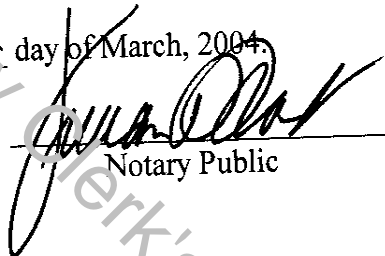
CONCORD HOMES, INC.,
a Delaware corporation

By: 
Name: Deborah Tyler Haddad
Its: Vice President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DEBORAH TYLER HADDAD, the Vice President of Concord Homes, Inc. a Delaware corporation, 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 acknowledged that she signed and delivered the same instrument, pursuant to authority given by Board of Directors, as a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of March, 2004.


Notary Public

My Commission expires:

Prepared by:

Jessica G. Lingertat
Gould & Ratner
222 North LaSalle Street
Suite 800
Chicago, Illinois 60601

Send Subsequent Tax Bills to:

Palatine Park District
250 East Wood Street
Palatine, Illinois 60067

*****EXEMPT UNDER PROVISIONS OF PAR. (B) 35 ILCS 200/31-45 REAL ESTATE TRANSFER TAX LAW*****

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EXHIBIT "A" LEGAL DESCRIPTION

LOT 2 IN PALATINE ASSEMBLAGE, BEING A SUBDIVISION AND A RESUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS RECORDED MARCH 22, 2004 AS DOCUMENT NO. 0408244143.

P.I.N.'S

02-02-201-148-0000 (portion)
02-02-201-149-0000 (portion)
02-02-201-150-0000 (portion)
02-02-201-151-0000
02-02-201-152-0000
02-02-201-153-0000
02-02-201-154-0000

02-02-203-049-0000
02-02-205-001-0000
02-02-205-002-0000
02-02-205-003-0000
02-02-205-004-0000

Common address:

Vacant land northeast of Hicks and Rand Roads, Palatine, Illinois
485 Oak Ridge Road, Palatine, Illinois 60067
2190 Coach Road, Palatine, Illinois 60067
2100 Coach Road, Palatine, Illinois 60067
2110 Coach Road, Palatine, Illinois 60067
2180 Coach Road, Palatine, Illinois 60067

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EXHIBIT "B" PERMITTED EXCEPTIONS

1. Taxes for the year 2003 and subsequent years not yet due and payable.
2. Ordinance annexing a portion of the subject land and other property into the Palatine Park District recorded September 27, 1999 as Document No. 99910734.
3. Ordinance involuntarily annexing a portion of the subject land and other property into the Village of Palatine recorded September 23, 1998 as Document No. 98350668.
4. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
5. Post Possession Agreement with Raymond and Arlene Walter expiring June 17, 2004; Post Possession Agreement with Marian and Anna Dynak expiring June 17, 2004; Post Possession Agreement with Dale A. Werdebaugh expiring May 3, 2004 and Post Possession Agreement with Vincent and Cathleen Portera expiring June 17, 2004.
6. Notice of sewer permit issuance recorded May 3, 1978 as Document 24430707 by the Metropolitan Sanitary District of Greater Chicago permitting the construction and operation of a sanitary sewage system and storm water detention system on the land and other property, and imposing certain covenants and conditions on the premises with respect to the continuing operation and maintenance of the sanitary sewerage system and storm water detention system constructed pursuant thereto.
7. Notice of requirements for storm water detention for Bourbon Square recorded May 3, 1978 as Document 24430708 executed by Oak Park Trust and Savings Bank, as Trustee under Trust Number 7635 and furnished to the Metropolitan Sanitary District of Greater Chicago.
8. Easement granted to all public utility companies, including the Illinois Bell Telephone Company, the Commonwealth Edison Company, and Northern Illinois Gas Company, over, under and through the common area as described in the book of legal descriptions attached thereto, according to the plat thereof recorded October 17, 1977 as Document 24151597, as amended by plat of correction recorded October 2, 1979 as Document 25174347, to serve the land and other property. Said area is also subject to storm drainage structures as are necessary.
9. Covenants and restrictions in favor of the Metropolitan Sanitary District of Greater Chicago contained in the Declaration of Covenants and Restrictions dated June 16, 1983 and recorded March 26, 1984 as Document 27018963 made by Oak Park Trust and Savings Bank, as Trustee under Trust Agreement dated November 1, 1976 and known as Trust Number 7635 relating to the operation, maintenance

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and repair of the sewerage systems and surface water drainage facilities installed on the land, and further providing for the establishment of a homeowners' association or similar entity to provide for such maintenance in the event the land is sold, and the terms and provisions contained therein.

10. Easement in and upon the property approximately shown on the plat attached thereto and marked Exhibit "A" for the purpose of installing and maintaining all equipment necessary to serve the subdivision with electric facilities, as created by grant to the Commonwealth Edison Company, its successors and assigns, recorded November 28, 1979 as Document 25258707.
11. Ordinance annexing the subject land and other property into the Palatine Park District recorded December 11, 1998 as Document No. 08129267.
12. Plat of Annexation annexing the subject land and other property into the Village of Palatine recorded June 26, 1996 as Document No. 96491876.
13. Easement over, under or across a private road, varying in width from 9 to 20 feet, along a portion of the northern border of the land to install, electric and telephone wires and poles, gas mains and water pipes as created by Warranty Deed from Arthur K. Peekel Sr. and Jayne L. Peekel, his wife and Arthur C. Werdebaugh Sr., and Ethel Werdebaugh, his wife to Spencer H. Calkins and Doris Calkins, his wife dated January 7, 1957 and recorded February 1, 1957 as Document 16816008.
14. Easement for private road along a portion of the South line of the land as disclosed by an inspection of the land and as shown on survey by TFW Surveying and Mapping, Inc. dated July 3, 2001 Job Number 010906, and is also shown on survey by TFW Surveying and Mapping dated March 2, 2004, Job Number 040221.
15. Easement for public utilities along the South line of the land as disclosed by utility poles and overhead wires as shown on survey by TFW Surveying and Mapping, Inc. dated July 3, 2001 Job Number 010906 and is also shown on survey by TFW Surveying and Mapping dated March 2, 2004, Job Number 040221.
16. Easement in favor of the Commonwealth Edison Company and Ameritech, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 94457170, as disclosed on the plat attached to said instrument.
17. Encroachment of the one story frame barn located mainly on the land onto the property North and adjoining by approximately 1.97 to 2.59 feet, as shown on plat of survey by TFW Surveying and Mapping, Inc. dated July 3, 2001 Job Number

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010906, and is also shown on survey by TFW Surveying and Mapping dated March 2, 2004, Job Number 040221.

18. Encroachment of the six foot wood fence located mainly on the land onto the property North and adjoining by approximately 2.6 to 3.38 feet, as shown on plat of survey by TFW Surveying and Mapping, Inc. dated July 3, 2001 Job Number 010906 and is also shown on survey by TFW Surveying and Mapping dated March 2, 2004, Job Number 040221.
19. Easement for public utilities along the East line of the land as disclosed by utility poles and overhead wires as shown on survey by TFW Surveying and Mapping, Inc. dated July 3, 2001 Job Number 010906, and is also shown on survey by TFW Surveying and Mapping dated March 2, 2004, Job Number 040221, wherein the destination of the wires is unknown. *see below*
20. Easement in favor of Commonwealth Edison and Ameritech, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 94457174, affecting the ~~West 5 feet of the South 140 feet of the land~~
21. Easement for the purpose of electric and telephone wires and poles, gas mains and water pipes recorded/filed August 23, 1960 as Document No. 17944358 affecting a portion of the North 20 feet of the land, and the terms and provisions contained therein.
22. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons) contained in plat of subdivision recorded August 18, 1958 as Document No. 17291768, relating to construction and location of water wells and waste disposal systems, which does not contain a reversionary or forfeiture clause.
23. Easement in favor of Northern Illinois Gas Co. and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 19294854, affecting a portion of the North 20 feet of the land.
24. Encroachment of the garage located mainly on the land onto the easements referred to above as items 6, 7 and 9, as shown on plat of survey by TFW Surveying and Mapping Inc. dated April 5, 2001 Job Number 010179-1, and is

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also shown on survey by TFW Surveying and Mapping dated March 2, 2004, Job Number 040221.

25. Apparent easement for overhead utility wires along a portion of the land as disclosed by survey by TFW Surveying and Mapping Inc. dated April 5, 2001, revised April 18, 2001, revised July 3, 2001, Job Number 010179-1, and is shown on survey by TFW Surveying and Mapping dated March 2, 2004, Job Number 040221 and notation on Ticor Title Commitment No. 000463299 stating that some of the wires fall outside of the easement described as item No. 20 above.
26. Plat of Annexation annexing the a portion of subject land and other property into the Village of Palatine recorded June 26, 1996 as Document No. 96491877.
27. Rights and obligations pertaining to retaining wall located along a portion of the South lot line of the land and onto the property South and adjoining as disclosed by Survey by TFW Surveying and Mapping, Inc. dated April 18, 2001 Job Number 01079-J and is also shown on survey by TFW Surveying and Mapping dated March 2, 2004. Job Number 040221.
28. Unrecorded easement for sewer over the South 30 feet of the Southeast 495 feet as disclosed by a Survey by TFW Surveying and Mapping, Inc. dated April 5, 2001 Job Number 010179-J, and is also shown on survey by TFW Surveying and Mapping dated March 2, 2004, Job Number 040221.
29. Encroachment of the fence located mainly on the property East and North and adjoining onto the land by approximately 0.70 feet South, as shown on plat of survey number 010179-K prepared by TFW Surveying & Mapping, Inc. dated April 5, 2001 and is also shown on survey by TFW Surveying and Mapping dated March 2, 2004, Job Number 040221.
30. Rights and obligations pertaining to timber retaining wall located on the land along the East lot line as disclosed by survey number 010179-K, prepared by TFW Surveying & Mapping, Inc. dated April 5, 2001, and is also shown on survey by TFW Surveying and Mapping dated March 2, 2004, Job Number 040221.
31. Easement for public utilities, as shown on the Plat of Bourbon Square recorded October 17, 1977 as Document 24151597 and as amended by plat of correction recorded October 2, 1979 as Document 25174347.
32. Apparent Easement for overhead and underground wires transversing a portion of the south lot line as disclosed by survey number 010179-G, prepared by TFW Surveying & Mapping, Inc. dated April 5, 2001, and is also shown on survey by TFW Surveying and Mapping dated March 2, 2004, Job Number 040221.

★ (AFFECTS THE WEST 68.20 FEET OF THE EAST 871.2 FEET OF THE NORTH 600 FEET AND THE EAST 238 FEET OF THE WEST 601 FEET OF THE EAST 1472.20 FEET OF THE NORTH 416 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.)

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 title to real estate under the laws of the State of Illinois.

Dated: MARCH 19, 2004

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said AGENT this 19th day of MARCH

Notary Public [Handwritten Signature]



The grantee or his/her 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: MARCH 19, 2004

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said AGENT this 19th day of MARCH

Notary Public [Handwritten Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)