

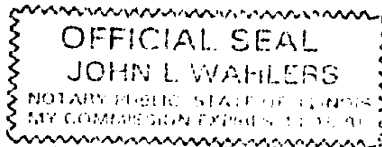
State of ILLINOIS
County of COOK

UNOFFICIAL COPY

Notary Public in and for said County, in the State aforesaid, do hereby certify that George C. Woolley, Vice President - Legal of GWL Properties Inc., authorized signatory and Robert F. Moody, Manager, Real Estate and Mortgages of GWL Properties Inc., authorized signatory are

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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead

Given under my hand and my seal this 29th day of December AD 1994



[Signature]
Notary Public

AFTER RECORDING RETURN TO: Roger T. Stelle, Esq.; Keck, Mahin & Cate
1515 E. Woodfield Road
Schaumburg Corporate Center
Suite 250
Schaumburg, Illinois 60173-5431

24333

Property of Cook County Clerk's Office

FORM 32 (10/93) 69

04085234

04085234

BOX 333-CTI

Deed In Trust
Warranty Deed

Address of Property

To
LaSalle National Trust, N.A.
Trustee

LaSalle National Trust, N.A.
135 South LaSalle Street
Chicago, Illinois 60674-9135

UNOFFICIAL COPY

EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. Real Estate Taxes accruing for 1994 and subsequent years under Permanent Index No. 07-10-204-005-0000.
2. Non-exclusive easement reserved for and granted to the Illinois Bell Telephone Company, the Commonwealth Edison Company, Northern Illinois Gas Company, Cablenet of Illinois, Inc., and the Village of Schaumburg, Cook County, Illinois and their successors and assigns over the land to install, lay, construct, renew, operate and maintain underground conduits and cables, sewers and water mains, with all necessary manholes, water valves and other equipment for the purpose of serving the subdivision and other property with the telephone, electric, sewer, gas and water service; the right to enter upon the lots at all times to install, lay, construct, renew, operate and maintain within said easement area said conduits, cables, manholes, water valves and other equipment; and the right is granted to cut down and remove or trim and keep trimmed any trees, shrubs or saplings that interfere or threaten to interfere with any of the said public utilities easement. All installations shall be underground or on the surface, but not overhead as shown on the Plat of Woodfield Business Center Two-West recorded February 9, 1983 as Document No. 26501312.
3. Easement provisions contained in Plat of Woodfield Business Center Two-West recorded February 9, 1983 as Document No. 26501312 that no permanent buildings or other structures are to be erected or maintained upon aforesaid easement strips of land, but owners of lots in the subdivision shall take subject to the rights of the public utilities and to the rights of the owners of other lots in the aforementioned subdivision.

(Affects the North 20 feet and East 10 feet of Lot 59).
4. Covenants and restrictions as shown on Plat of Woodfield Business Center Two-West recorded February 9, 1983 as Document No. 26501312 and amended by instrument recorded November 16, 1992 as Document 92855930 as follows: the areas delineated as "Storm Water Detention Area" are reserved for the benefit of the owners of real property in said subdivision, National Boulevard Bank, as Trustee under Trust Agreement dated March 20, 1981 and known as Trust No. 6758 as owner on behalf of its grantees, successors and assigns and on behalf of the owners of property in the subdivision, covenant and agreed to improve and maintain the areas delineated in accordance with the provisions of documents to be hereafter recorded.
5. A 30 foot building set back line as shown on the Plat of Woodfield Business Center Two-West recorded February 9, 1983 as Document No. 26501312 described as follows: over the North line of Lot 59.

04085234

UNOFFICIAL COPY

04085234

- 2 -

6. Easement for public utilities as shown on the Plat of Woodfield Business Center Two-West recorded February 9, 1983 as Document No. 26501312 described as follows: the North 20 feet and the East 10 feet of Lot 59.
7. Covenants and restrictions contained in the Declaration of Protective Covenants for Woodfield Business Center Two dated June 23, 1983 and recorded July 14, 1983 as Document 26687855 relating to general restrictions, development standards, architectural and spatial characteristics; loading and storage areas; architectural control committee, requiring membership in the Property Owners Association.

First Amendment dated September 4, 1992 and recorded November 16, 1992 as Document No. 92855930.
8. Provision contained in the Declaration of Protective Covenants for Woodfield Business Center Two dated June 23, 1983 and recorded July 14, 1983 as Document 26687855 whereby each owner covenants and agrees to pay the association (1) annual assessments and (2) special assessments; and that the annual and special assessments together with interest, costs and reasonable attorneys' fees shall be a charge on the land and shall be a continuing lien upon the property against which each assessment is made; further provision that the lien of the assessments shall be subordinate to the lien of any mortgage or mortgages.

04085234