

# UNOFFICIAL COPY

**This instrument prepared by:**

Jan T. Berg  
Schain, Burney, Ross & Citron, Ltd.  
222 N. LaSalle St., Suite 1910  
Chicago, Illinois 60601



Doc#: 0420527134  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/23/2004 03:48 PM Pg: 1 of 3

**And after recording, please return to:**

Alan Richards  
Richards, Ralph & Schwab, Chtd.  
175 East Hawthorne Parkway, Suite 345  
Vernon Hills, Illinois 60061

**Please send subsequent tax bills to:**

Hummel Development Group, L.L.C.  
601 East Burnett Road  
Island Lake, Illinois 60061

## SPECIAL WARRANTY DEED

The Grantor, **Village of Palatine**, an Illinois home rule, municipal corporation with an address of 200 East Wood Street, Palatine, Illinois, 60067, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY FOREVER unto **Hummel Development Group, L.L.C.**, an Illinois limited liability company ("Grantee") with an address of 601 East Burnett Road, Island Lake, Illinois 60061, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

408  
LOTS 1-7 OF THE TOWN OF PALATINE, BEING A SUBDIVISION OF THE WEST 16 2/3 ACRES OF THE SOUTH 31 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14 AND THE SOUTHEAST 24.12 ACRES OF THE SOUTH 31 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO, THE STRIP OF LAND 25.00 FEET WIDE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF BOTHWELL STREET AT THE SOUTHWEST CORNER OF LOT 7 ON THE RE-RECORDED PLAT OF SURVEY OF JOEL WOOD'S ADDITION TO PALATINE IN THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 14, AND THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 15, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, CIRCUIT COURT DECREE RECORDED NOVEMBER 22, 1937 AS DOCUMENT NO. 12085454; THENCE 29.00 FEET SOUTHERLY ALONG THE EAST LINE OF BOTHWELL STREET EXTENDED TO THE SOUTH; THENCE 164.68 FEET SOUTHEASTERLY ALONG A LINE 25.00 FEET AS MEASURED SOUTHWESTERLY AT RIGHT ANGLES TO SOUTHWESTERLY LINE OF SAID LOT 7, SAID LINE BEING PARALLEL TO SAID SOUTHWESTERLY LINE OF SAID LOT 7; THENCE 49.11 FEET EASTERLY ON A LINE PARALLEL WITH THE NORTHERLY LINE OF SLADE STREET, TO THE SOUTHWESTERLY LINE OF SAID LOT 7; THENCE 221.67 FEET NORTHWESTERLY ALONG THE SAID SOUTHWESTERLY LINE OF SAID LOT 7, TO THE POINT OF BEGINNING, IN THE RE-RECORDED PLAT OF JOEL WOODS SUBDIVISION, ALL IN COOK COUNTY, ILLINOIS.

9900 32806 NW / 546998

TRICORP/ITRE

BOX 15

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Property Index Numbers: 02-15-424-001  
 02-15-424-002  
 02-15-424-003  
 02-15-424-004  
 02-15-424-005

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the Grantor, either in law or equity, of, 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 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 successors and assigns, 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 the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it **WILL WARRANT AND DEFEND**, subject to:

Please see Exhibit 'A' attached hereto and made a part hereof

**In Witness Whereof**, said Grantor has caused its name to be signed to as of this 28<sup>th</sup> day of May, 2004.

**Village of Palatine,**  
 an Illinois home rule municipal corporation

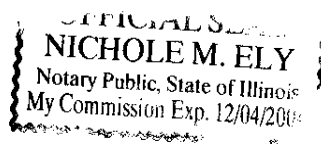
By: Reid T. Ottesen  
 Name: Reid T. Ottesen  
 Title: Village Manager

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 **Reid T. Ottesen** personally known to me to be the Village Manager of the Village of Palatine an Illinois home-rule, municipal corporation, appeared, before me this day in person and acknowledged that as the Village Manager he signed and delivered the said instrument pursuant to authority as provided by the Village Council of the Village of Palatine, as his free and voluntary act, and as the free an voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 28<sup>th</sup> day of May, 2004.

Nichole M. Ely  
 Notary Public



My commission expires: 12-4-04

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**Exhibit A**  
**Subject To**

1. Second Installment 2003 Real Estate Taxes and subsequent years.
2. Redevelopment Agreement dated February 9, 2004, be and between Village of Palatine and Hummel Development Group, LLC, recorded May 12, 2004 with the Cook County Recorder as Document No. 0413349005 (the "Redevelopment Agreement").
3. Right of the Village to Repurchase the property conveyed by this Special Warranty Deed, as such right is set forth at Article 7.3 of the Redevelopment Agreement and the terms, conditions and restrictions as contained therein.
4. Right of the Village to place antennas, satellite dishes and/or other similar telecommunications equipment on the roof of the tallest building at the property conveyed by this Special Warranty Deed, as such right is set forth at Article 9.20 of the Redevelopment Agreement and the terms, conditions and restrictions as contained therein.

Property of Cook County Clerk's Office