

UNOFFICIAL COPY



0502018107

This instrument prepared by:
Barry Glazer, Esq.
Robbins, Salomon & Patt, Ltd.
25 East Washington Street
Suite 1000
Chicago, Illinois 60602

Doc#: 0502018107
Eugene "Gene" Moore Fee: \$36.00
Cook County Recorder of Deeds
Date: 01/20/2005 12:42 PM Pg: 1 of 7

2/4

After recording return to:
Ivy D. Israel, Esq.
Marks, Marks and Kaplan, Ltd.
55 West Monroe Street, Suite 3300
Chicago, Illinois 60603

mm

SPECIAL WARRANTY DEED

This Indenture, made as of the 19th day of JANUARY, 2005, between WEST PLAINES, LLC, an Illinois limited liability company, having an address at 750 Stratford Circle, Buffalo Grove, Illinois 60089, ("Grantor") and STONE GATE OF DES PLAINES, LLC, an Illinois limited liability company, having an address at 6767 North Milwaukee Avenue, Niles, Illinois 60714, ("Grantee").

westplains llc

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants specially unto Grantee all right, title and interest which Grantor has in the following described real property and rights and interests in real property situate, lying and being in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

(The foregoing real property together with all improvements and fixtures located thereon are sometimes collectively referred to herein as the "Property.")

PROPERTY: 1100 NORTHWEST HIGHWAY, DES PLAINES, ILLINOIS 60016

PINS: 09-17-100-030; 09-17-100-031; 09-17-100-033; 09-17-100-045; 09-17-100-047

Together with all of the right, title and interest of Grantor, if any, in and to the following as the same pertains to the Property: (a) all improvements and fixtures located thereon, and (b) all easements, rights-of-way, streets and other appurtenances.

829733

THE CONVEYANCE OF THE PROPERTY IS SUBJECT ONLY TO THOSE ENCUMBRANCES SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, WITHOUT INTENDING TO REIMPOSE SAME.

Handwritten initials and numbers

REAL ESTATE TRANSFER TAX \$ 1.00 PER 1,000.00
NO. 46333
1100 NORTHWEST H.
300 WESTERN
CITY OF DES PLAINES

UNOFFICIAL COPY

And Grantor does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

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

WEST PLAINES, LLC, an Illinois limited liability company


By: NEWPORT BUILDERS, INC.,
an Illinois corporation
Its: Manager

By: FERLETTE REALTY AND BUILDERS, INC.,
an Illinois corporation
Its: Manager

By: ✓ John R. Thomas
JOHN R. THOMAS
Its: President

By: ✓ Anthony A. Fallegiaro
ANTHONY A. FALLEGIARDO
Its: President

STATE of ILLINOIS)
) SS
COUNTY of COOK)

STATE TAX		JAN. 20.05	REAL ESTATE TRANSFER TAX
			0554400
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			# 0000082664
			FP 102808

I, a Notary Public in and for said County and State, do hereby certify that John R. Thomas, President of Newport Builders, Inc., ("Newport"), an Illinois corporation, the manager of West Plaines, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of Newport on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of JANUARY, 2005.

"OFFICIAL SEAL"
JO ANNE STANISLAWSKI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/22/2008

Jo Anne Stanislawski
Notary Public


STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, a Notary Public in and for said County and State, do hereby certify that Anthony A. Fallegiaro, President of Ferlette Realty and Builders, Inc., ("Ferlette"), an Illinois corporation, the manager of West Plaines, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of Ferlette on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19th day of JANUARY, 2005.

"OFFICIAL SEAL"
JO ANNE STANISLAWSKI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/22/2008

Jo Anne Stanislawski
Notary Public

COUNTY TAX		JAN. 20.05	COOK COUNTY REAL ESTATE TRANSACTION TAX
			0277200
REVENUE STAMP			# 0000082871
			FP 102802

UNOFFICIAL COPY

STREET ADDRESS: *1100 Northwest Highway, Des Plaines, IL 60016*
 CITY:
 COUNTY: COOK
 TAX NUMBER: 09-17-100-031-0000

LEGAL DESCRIPTION:

PARCEL 1: ALL THAT PART OF THE EAST 100 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, DISTANT 190 FEET SOUTH FROM IT'S INTERSECTION WITH THE SOUTH LINE OF LOT 3 IN COUNTY CLERK'S SUBDIVISION IN THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE CONTINUING SOUTH ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, TO A POINT DISTANT 10 FEET NORTH FROM THE CENTER OF SAID SECTION 17; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, TO A POINT DISTANT 9.0 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF A SIDE TRACK OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, KNOWN AS I.C.C. TRACK NO 112 (NOW REMOVED); THENCE NORTHERLY PARALLEL WITH SAID SIDE TRACK CENTERLINE TO AN INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 FROM THE POINT OF BEGINNING; THENCE EASTERLY TO THE PLACE OF BEGINNING, EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE PROPERTY CONVEYED BY DEED IN TRUST FROM RUTH E. MARSHALL TO HARRIS TRUST AND SAVINGS BANK RECORDED FEBRUARY 2, 1967 AS DOCUMENT NUMBER 20055843 IN PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE DES PLAINES VALLEY RAILROAD, NOW KNOWN AS THE UNION PACIFIC RAILROAD (FORMERLY THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY) AND THE WEST LINE OF THE FEEHANVILLE BRANCH OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY (NOW ABANDONED), WHICH WEST LINE IS 100 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 17; THENCE SOUTH ON AN ASSUMED BEARING OF SOUTH 04 DEGREES 03 MINUTES 32 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 520.14 FEET; THENCE SOUTH 85 DEGREES 56 MINUTES 28 SECONDS EAST, 53.52 FEET TO A POINT DISTANT 9.0 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF A SIDE TRACK OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, KNOWN AS I.C.C. TRACK NO. 112 (NOW REMOVED); ALSO THE WEST LINE OF SAID CONVEYED PROPERTY TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 85 DEGREES 56 MINUTES 28 SECONDS EAST, 46.48 FEET TO THE WEST LINE OF THE SAID NORTHWEST QUARTER; THENCE NORTH 04 DEGREES 03 MINUTES 32 SECONDS EAST ALONG THE LAST DESCRIBED LINE, 38.37 FEET TO THE NORTHEAST CORNER OF SAID CONVEYED PROPERTY; THENCE NORTH 85 DEGREES 56 MINUTES 28 SECONDS WEST, 43.79 FEET TO THE NORTHWEST CORNER OF SAID CONVEYED PROPERTY AND BEING DISTANT 9.0 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID SIDE TRACK (NOW REMOVED); THENCE SOUTH 08 DEGREES 38 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID CONVEYED PROPERTY, 7.04 FEET TO A POINT OF TANGENCY; THENCE SOUTHERLY 31.43 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1316.16 FEET AND WHOSE CHORD BEARS SOUTH 07 DEGREES 57 MINUTES 07 SECONDS WEST, 31.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED ON THE SOUTHERLY SIDE BY THE NORTH LINE OF THE RIGHT OF WAY OF THE WISCONSIN DIVISION OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, ON THE WESTERLY SIDE BY THE EASTERLY LINE OF THE RIGHT OF WAY OF THE MINNEAPOLIS, ST. PAUL AND SAULTE SAINTE MARIE COMPANY ON THE NORTHERLY SIDE BY THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE BELT LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY (KNOWN AS DES PLAINES VALLEY RAILWAY) ON THE EASTERLY SIDE BY THE WESTERLY LINE OF THE RIGHT OF WAY OF THE BRANCH OR SWITCH OF SAID CHICAGO AND NORTHWESTERN RAILWAY COMPANY, WHICH RUNS ALONG THE NORTH AND SOUTH CENTER LINE OF SECTION 17 KNOWN AS THE FEEHANVILLE BRANCH, EXCEPT THAT PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY (DOCUMENT #8337451 RECORDED MARCH 28, 1924), AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE DES PLAINES VALLEY RAILROAD, NOW CHICAGO AND

UNOFFICIAL COPY

NORTHWESTERN RAILWAY COMPANY RIGHT OF WAY AND THE WEST LINE OF THE RIGHT OF WAY OF THE FEEHANVILLE BRANCH OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY WHICH WEST LINE IS 100 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 17; THENCE SOUTH ON THE WEST RIGHT OF WAY LINE OF FEEHANVILLE BRANCH OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, A DISTANCE OF 518.44 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 595.50 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHWEST HIGHWAY AS DEDICATED AND OCCUPIED; THENCE NORTHWESTERLY ON THE EASTERLY LINE OF SAID NORTHWEST HIGHWAY TO THE SOUTHERLY LINE OF SAID DES PLAINES VALLEY RAILROAD; THENCE NORTHEASTERLY ON THE SOUTHERLY LINE OF SAID DES PLAINES VALLEY RAILROAD, A DISTANCE OF 803.74 FEET TO THE PLACE OF BEGINNING; **AND ALSO EXCEPT** THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE WEST HALF OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE DES PLAINES VALLEY RAILROAD, NOW KNOWN AS THE UNION PACIFIC RAILROAD (FORMERLY THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY) AND THE WEST LINE OF THE FEEHANVILLE BRANCH OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY (NOW ABANDONED), WHICH WEST LINE IS 100 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 17; THENCE SOUTH ON AN ASSUMED BEARING OF SOUTH 04 DEGREES 03 MINUTES 32 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 518.44 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 6 FEET OF THE PARCEL CONVEYED BY WARRANTY DEED 0010028658, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 04 DEGREES 03 MINUTES 32 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 62.00 FEET; THENCE NORTH 85 DEGREES 56 MINUTES 28 SECONDS WEST, PARALLEL WITH SAID SOUTH LINE OF THE NORTH 6 FEET, A DISTANCE OF 246.02 FEET; THENCE NORTH 40 DEGREES 55 MINUTES 21 SECONDS WEST, 87.65 FEET TO SAID SOUTH LINE OF THE NORTH 6 FEET; THENCE SOUTH 85 DEGREES 56 MINUTES 28 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 307.98 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 17 AND THE NORTHERLY LINE OF NORTHWEST HIGHWAY; THENCE NORTH ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 17, A DISTANCE OF 252.58 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 17, A DISTANCE OF 160.00 FEET, MORE OR LESS TO A POINT; THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 100 FEET; THENCE SOUTH ALONG A LINE 100 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 17, A DISTANCE OF 160 FEET MORE OR LESS TO A POINT; THENCE EAST TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE DES PLAINES VALLEY RAILROAD, NOW KNOWN AS THE UNION PACIFIC RAILROAD (FORMERLY THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY) AND THE WEST LINE OF THE FEEHANVILLE BRANCH OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY (NOW ABANDONED), WHICH WEST LINE IS 100 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 17; THENCE SOUTH ON AN ASSUMED BEARING OF SOUTH 04 DEGREES 03 MINUTES 32 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 580.44 TO THE POINT OF BEGINNING; THENCE SOUTH 85 DEGREES 56 MINUTES 28 SECONDS EAST, 53.52 FEET TO A POINT DISTANT 9.0 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF A SIDE TRACK OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, KNOWN AS I.C.C. TRACK NO. 112 (NOW REMOVED); THENCE SOUTHERLY 73.71 FEET ALONG A CURVE TO THE LEFT, NON-TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 1316.16 FEET AND WHOSE CHORDS BEARS SOUTH 05 DEGREES 39 MINUTES 48 SECONDS WEST, 73.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04 DEGREES 03 MINUTES 32 SECONDS WEST, 178.68 FEET TO A POINT DISTANT 10 FEET NORTH FROM THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 35 MINUTES 47 SECONDS EAST ALONG THE LAST DESCRIBED LINE, 48.60 FEET TO THE WEST LINE OF THE SAID NORTHWEST

UNOFFICIAL COPY

QUARTER; THENCE SOUTH 04 DEGREES 03 MINUTES 32 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 10.01 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 35 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 100.11 TO SAID WEST RIGHT-OF-WAY LINE OF THE FEEHANVILLE BRANCH OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY (NOW ABANDONED); THENCE NORTH 04 DEGREES 03 MINUTES 32 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 264.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable.

2. Acts of Purchaser and its agents.

3. The following exceptions listed on Schedule B of the Commitment:

B 10. RESERVATION OF PUBLIC HIGHWAYS AND RIGHTS OF WAY ACROSS PROPERTY IN QUESTION AND OTHER PROPERTY NOT NOW IN QUESTION RECEIVED IN DEED FROM HELEN W. SCOTT, WIDOWED, AND HAROLD N. SCOTT, BACHELOR, TO CHICAGO AND NORTHWESTERN RAILWAY CO., A CORPORATION OF ILLINOIS, DATED APRIL 30, 1906 AND RECORDED JANUARY 5, 1907 AS DOCUMENT 3974507, ACROSS A STRIP OF LAND AS FOLLOWS; BETWEEN THE LINES PRODUCED BY EXTENDING NORTH AND SOUTH LINE OF WASHINGTON AVENUE IN SAID IRA BROWN'S ADDITION TO DESPLAINES; TOGETHER WITH RESERVATION OF RIGHT TO CONSTRUCT DRAINS AND SEWERS ACROSS SAID LAND AT THE ABOVE CROSSINGS. (AFFECTS PARCELS 1, 3 AND 4)

C 11. RIGHT OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.

N 12. RESERVATION OF THE RIGHT TO HAVE THE NATURAL FLOW OR FALL OF WATER FROM THE LAND OWNED BY THE GRANTORS INTO ANY DITCH, DRAIN, CREEK, WATER-COURSE OR LOW-LAND THEN THEREAFTER EXISTING IN, UPON OR ACROSS THE LAND AS CONTAINED IN WARRANTY DEED FROM HELEN W. SCOTT AND OTHERS, TO CHICAGO AND NORTHWESTERN RAILWAY COMPANY, DATED APRIL 30, 1906 AND RECORDED JANUARY 5, 1907 AS DOCUMENT 3974507. (AFFECTS PARCEL 3 AND PARCEL 4)

O 13. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE AS STATED THEREIN PORTIONS OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH GAS SERVICE TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY RECORDED MAY 4, 1965 AS DOCUMENT 19471513. (AFFECTS PARCEL 3 AND PARCEL 4)

P 14. RESERVATIONS UNTO GRANTOR OF ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER UNDERLYING THE LAND, AND THE PROVISIONS WITH RESPECT TO SAME CONTAINED IN THE QUITCLAIM DEED RECORDED MARCH 1, 2001 AS DOCUMENT 0010164559 FROM UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, TO NUGENT-WENCKUS, INC., AN ILLINOIS CORPORATION. (AFFECTS PARCEL 3)

Q 15. POSSIBLE UNRECORDED EASEMENT IN FAVOR OF NICOR GAS, AFFECTING THE EASTERLY PART OF PARCEL 3, AS DISCLOSED BY LETTER IN OUR FILE DATED AUGUST 8, 2003 FROM NICOR GAS.

R 16. ENCROACHMENT OF THE CHAIN LINK FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTHWESTERLY AND ADJOINING BY APPROXIMATELY 1.62 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 3582 PREPARED BY SPACECO, INC., DATED OCTOBER 27, 2004. (AFFECTS PARCEL 2)

S 17. ENCROACHMENT OF THE CHAIN LINK FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.59 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 3582 PREPARED BY SPACECO, INC., DATED OCTOBER 27, 2004. (AFFECTS PARCEL 2)

T 18. POSSIBLE UNRECORDED UTILITY EASEMENT AS DISCLOSED BY BROKEN LINE LABELED "FO" RUNNING GENERALLY NORTH AND SOUTH AS DEPICTED ON PLAT OF SURVEY NUMBER 3582 PREPARED BY SPACECO, INC., DATED OCTOBER 27, 2004. (AFFECTS PARCEL 3 AND PARCEL 4)

U 19. EXCEPTION AND RESERVATION CONTAINED IN THE DEED FROM CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY TO ROBERT SCHWAKE STONE CO., INC., RECORDED NOVEMBER 12, 1987 AS DOCUMENT 87610106 FOR THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, AND THOSE WHOM IT MAY ELECT, OF THE RIGHT IN COMMON WITH THE GRANTEE, TO USE FOR DRIVEWAY PURPOSES THE SOUTH 10 FEET OF THE EAST 100 FEET OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. (AFFECTS PARCEL 4)

UNOFFICIAL COPY

EXHIBIT "B"

PERMITTED EXCEPTIONS (continued)

W 20. EXCEPTION AND RESERVATION CONTAINED IN THE DEED FROM CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY TO ROBERT SCHWAKE STONE CO., INC., RECORDED NOVEMBER 12, 1987 AS DOCUMENT 87610106 OF THE RIGHT OF THE GRANTOR, ITS LESSEES, LICENSEES, SUCCESSORS AND ASSIGNS, TO CONTINUE TO PROTECT, MAINTAIN, OPERATE AND USE ANY AND ALL EXISTING DRAINAGE, DRIVEWAYS, CONDUITS, SEWERS, WATER MAINS, GAS LINES, ELECTRIC POWER LINES, COMMUNICATION LINES, WIRES AND OTHER UTILITIES AND EASEMENTS OF ANY KIND WHATSOEVER ON THE LAND, INCLUDING THE REPAIR, RECONSTRUCTION AND REPLACEMENT THEREOF. GRANTOR ALSO RESERVES FOR ITSELF, ITS GRANTEEES, TRANSFEREES, LESSEES, LICENSEES, SUCCESSORS AND ASSIGNS AND THOSE WHOM IT MAY ELECT, A 10 FOOT WIDE PERMANENT EASEMENT IN GROSS IN, UNDER, ON, UNDER AND ACROSS THE LAND WITH RIGHT OF REPAIR THEREOF. (AFFECTS PARCEL 4)

X 21. UNRECORDED UTILITY EASEMENT OVER THE SOUTHERLY PART OF THE LAND AS DISCLOSED BY OVERHEAD WIRES DEPICTED ON PLAT OF SURVEY PREPARED BY SPACECO, INC., DATED OCTOBER 27, 2004 , JOB NO. 3582. (AFFECTS PARCEL 4)

V 22. SIGN EASEMENT DATED MARCH 12, 2004 AND RECORDED APRIL 19, 2004 AS DOCUMENT 0411035067 BY AND BETWEEN WEST PLAINES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, GRANTOR, AND ROBERT SCHWAKE STONE CO., INC., AN ILLINOIS CORPORATION, GRANTEE, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. (AFFECTS AN AREA IN THE SOUTHEAST CORNER OF PARCEL 2)

Property of Cook County Clerk's Office

Mail Subsequent Tax Bills to:
STONE GATE OF DES PLAINES, LLC
6767 N. MILWAUKEE AVENUE
NILES, IL 60714