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THIS INSTRUMENT WAS PREPARED BY

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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/18/2005 03:19 PM Pg: 1 of 5

ACS 153616 W 2 OF 4
DEC

SPECIAL WARRANTY DEED Illinois

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THIS INDENTURE, made as of the 6th day of June, 2005, between SUN ANNEX, LLC, an Illinois limited liability company, ("Grantor"), to and in favor of 1990 ALGONQUIN, LLC, an Illinois limited liability company and KSS, LLC, an Illinois limited liability company, as tenants in common, (collectively, "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to their successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, legally described in Exhibit A attached hereto and by this reference made a part hereof, 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, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, their 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming any right, title or interest in or to the same, subject to the matters set forth in Exhibit B attached hereto and made a part hereof.

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents on the day and year first above written.

SUN ANNEX, LLC, an Illinois limited liability company

By: *Gerald Lee Nudo*
Gerald Lee Nudo
Its: Manager

By: *Laurence H. Weiner*
Laurence H. Weiner
Its: Manager

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gerald Lee Nudo and Laurence H. Weiner, as Managers of SUN ANNEX, LLC, an Illinois limited liability company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Managers, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 6th day of June, 2005.



Notary Public

**VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX**
6-3-05
5215 \$2,000.00

AFTER RECORDING RETURN TO:

DRANGE MEATES
701 LEE ST #790
DES PLAINES, IL 60016

SEND SUBSEQUENT TAX BILLS TO:

BRIAN PROPNAG, Inc
2045 S ARLINGTON HTS RD #100
ARLINGTON HTS, IL 60005

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING NORTHERLY LINE OF ALGONQUIN ROAD THAT IS THE INTERSECTION OF SAID NORTHERLY LINE WITH THE SOUTHEASTERLY LINE OF PLUM GROVE ESTATES UNIT NUMBER 4, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED NOVEMBER 30, 1956 AS DOCUMENT NUMBER 16769161; THENCE NORTH 52 DEGREES 43 MINUTES 20 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID SUBDIVISION, 362.0 FEET; THENCE SOUTH 38 DEGREES 05 MINUTES 46 SECONDS EAST, 280.03 FEET; THENCE SOUTH 52 DEGREES 43 MINUTES 20 SECONDS WEST, 72.67 FEET TO A POINT ON THE NORTHERLY LINE OF A FRONTAGE ROAD; THENCE NORTH 67 DEGREES 55 MINUTES 53 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID ROAD, 87.05 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVED LINE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 92.0 FEET, A DISTANCE OF 140.40 FEET, ARC MEASURE, TO A POINT OF TANGENT; THENCE 27 DEGREES 37 MINUTES 50 SECONDS WEST ALONG SAID TANGENT BEING ALSO A RADIAL LINE OF ALGONQUIN ROAD, 20.02 FEET TO A POINT 65.0 FEET, MEASURED RADIALLY, NORTHEASTERLY OF THE CENTER LINE OF SAID ALGONQUIN ROAD AS PRESENTLY LOCATED AND ESTABLISHED; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE THAT FORMS AN ANGLE OF 93 DEGREES 17 MINUTES 10 SECONDS WITH THE LAST DESCRIBED LINE, AS MEASURED FROM NORTH TO WEST, 200.27 FEET TO A POINT ON THE EXISTING NORTHERLY LINE OF ALGONQUIN ROAD; THENCE WESTERLY ALONG THE NORTHERLY LINE OF ALGONQUIN ROAD, BEING A CURVED LINE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 5,679.65 FEET, A DISTANCE OF 10.35 FEET, ARC MEASURE, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EXCEPT THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED AS DOCUMENT 91092231 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING NORTHERLY LINE OF ALGONQUIN ROAD THAT IS THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF PLUM GROVE ESTATES UNIT 4 AS PER PLAT RECORDED NOVEMBER 30, 1956 AS DOCUMENT 16769161, IN COOK COUNTY, ILLINOIS; THENCE ALONG AN ASSUMED BEARING OF NORTH 52 DEGREES, 43 MINUTES, 20 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF THE AFORESAID PLUM GROVE ESTATES UNIT 4, A DISTANCE OF 11.10 FEET TO A POINT ON A 5669.65 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 26 DEGREES, 57 MINUTES, 34 SECONDS EAST FROM SAID POINT; THENCE EAST ALONG SAID CURVE CONCAVE TO THE NORTHEAST, 128.17 FEET (CENTRAL ANGLE OF 01 DEGREES, 17 MINUTES, 43 SECONDS) TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF

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WAY OF ILLINOIS ROUTE 62 AS ESTABLISHED BY CONDEMNATION CASE NO 62-S-21132 IN THE SUPERIOR COURT OF COOK COUNTY, ILLINOIS; THENCE NORTH 68 DEGREES, 24 MINUTES, 33 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 122.33 FEET TO A POINT ON A 5879.65 RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 26 DEGREES, 53 MINUTES, 42 SECONDS EAST FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE, AND ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 11.19 FEET, (CENTRAL ANGLE OF 00 DEGREES, 06 MINUTES, 45 SECONDS) TO THE POINT OF BEGINNING,

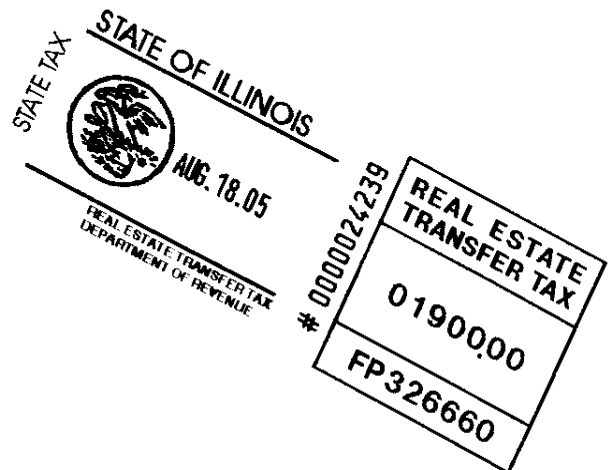
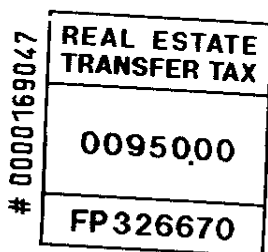
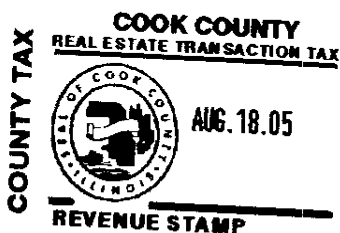
AND ALSO

EXCEPT THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED AS DOCUMENT 91092232 DESCRIBED AS FOLLOWS:

COMMENCING ON A POINT ON THE THEN EXISTING NORTHERLY LINE OF ALGONQUIN ROAD THAT IS THE INTERSECTION OF SAID NORTHERLY LINE WITH THE SOUTHEASTERLY LINE OF PLUM GROVE ESTATES UNIT 4, AFORESAID, SAID POINT BEING ON A 5679.65 FOOT RADIUS CURVE, THE CENTER OF A CIRCLE OF SAID CURVE BEARS NORTH 27 DEGREES, 00 MINUTES, 29 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE CONCAVE NORTHEAST 11.19 FEET, (CENTRAL ANGLE 00 DEGREES, 06 MINUTES, 45 SECONDS); THENCE ALONG THE NORTHERLY LINE OF ILLINOIS ROUTE 62 AS ESTABLISHED BY CONDEMNATION CASE NO 62-S-21132 IN THE SUPERIOR COURT OF COOK COUNTY, ILLINOIS, SOUTH 68 DEGREES, 24 MINUTES, 33 SECONDS EAST 200.17 FEET TO AN ANGLE POINT IN SAID NORTHERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING; THENCE NORTH 24 DEGREES, 37 MINUTES, 49 SECONDS EAST 22.44 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 53 AS ESTABLISHED BY THE AFOREMENTIONED CONDEMNATION CASE NO. 62-S-21132; THENCE SOUTH 59 DEGREES, 05 MINUTES, 00 SECONDS WEST 28.24 FEET TO THE AFORESAID NORTHERLY LINE OF ILLINOIS ROUTE 62; THENCE SOUTH 68 DEGREES, 24 MINUTES, 33 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 16.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as 1990 East Algonquin Road, Schaumburg, Illinois 60173

PIN: 07-12-201-019-0000



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EXHIBIT B

PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR(S) 2004 AND SUBSEQUENT YEARS NOT YET DUE OR PAYABLE.
2. ALL MATTERS RESULTING FROM ACTS OF GRANTEE, OR BY, THROUGH, OR UNDER GRANTEE.
3. ~~TERMS AND PROVISIONS OF EASEMENT IN FAVOR OF CITIZEN BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 13, 1974 AND KNOWN AS TRUST NUMBER 66-2327, ITS SUCCESSORS AND ASSIGNS FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM SEWER FACILITY AND WATER DETENTION AREA AS SET FORTH AND DEFINED IN EASEMENT GRANT RECORDED APRIL 4, 1979 AS DOCUMENT 24904042.~~
4. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY THEIR SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF FACILITIES USED IN CONNECTION WITH THE UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, TOGETHER WITH RIGHTS OF ACCESS THERETO IN, UNDER, ACROSS, ALONG AND UPON THAT PORTION OF THE LAND AS DESCRIBED IN GRANT OF EASEMENT RECORDED JANUARY 30, 1985 AS DOCUMENT 27424293.
5. EXISTING UNRECORDED LEASES AND RIGHTS OF PARTIES IN POSSESSION UNDER SUCH UNRECORDED LEASES.
6. RECIPROCAL EASEMENT AGREEMENT DATED JUNE 6th, 2005 BY AND BETWEEN SUN ANNEX, LLC AND SALT CREEK LLC RECORDED AS DOCUMENT NO. _____, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.