

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0605202320 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/21/2006 01:49 PM Pg: 1 of 4

018 247333/LAR
18 3

THIS INDENTURE, made February 7, 2006 to be effective the 10th day of February, 2006 between IMI CORNELIUS INC. a corporation created and existing under and by virtue of the laws of the State of Minnesota and duly authorized to transact business in the State of Illinois ("Grantor"), and EVERGREEN PALMER, LLC, a Delaware limited liability company ("Grantee"), of 1 North Franklin Street, Suite 1150, Chicago, Illinois 60606

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN and 00/100 Dollars in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to heirs and assigns, FOREVER, all the following described land, situated in the County of Cook, State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: All valid reservations, restrictions, exceptions, easements, rights-of-way, covenants, conditions, licenses and other servitudes contained or referred to in prior deeds or other instruments of record affecting or pertaining to the tract or parcel of land hereby conveyed.

Permanent Real Estate Index Number(s): 02-34-300-053-0000
02-34-300-060-0000
02-34-300-061-0000

2-9-06
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
7508 3,050.00

Address(es) of Real Estate: 2401 Palmer Drive, Schaumburg, Illinois

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, heirs and assigns forever.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises

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hereby granted are, or may be, in any manner incumbered 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 FOREVER DEFEND.

In Witness Whereof, Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Executive Vice President, Finance, as of the day and year first above written.

IMI CORNELIUS INC.

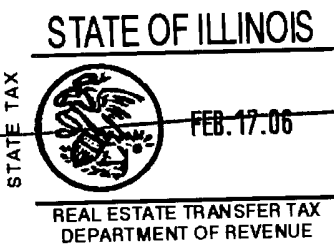
By *Ken Thomson*
Its EXECUTIVE VICE PRESIDENT FINANCE

STATE OF ILLINOIS, COUNTY OF Cook ss.

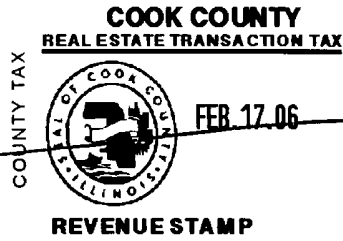
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Ken Thomson personally known to me to be the Executive Vice President, Finance of IMI CORNELIUS INC., a Minnesota corporation and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Executive Vice President, Finance, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of February 2006

Janice Anders (Notary Public)



REAL ESTATE TRANSFER TAX
03050.00
FP 103024



REAL ESTATE TRANSFER TAX
01525.00
FP 103022

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Prepared By:

Timothy J. Eschweiler
Oppenheimer Wolff & Donnelly LLP
Plaza VII, Suite 3300
45 South Seventh Street
Minneapolis, Minnesota 55402-1609

Mail To:

Lillig & Thorsness, Ltd.
Attn: Gregory F. Smith
1900 Spring Road, Suite 200
Oak Brook, IL 60523

Name & Address of Taxpayer:

Evergreen Palmer, LLC
1 North Franklin Street
Suite 1150
Chicago, Illinois 60606

Property of Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 8, IN TOLLWAY INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 33, AND PART OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN PALATINE TOWNSHIP, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTHWESTWARD, ALONG THE WESTERLY LINE OF SAID LOT 8, BEING THE EASTERLY LINE OF PALMER DRIVE, SOUTH 20 DEGREES 21 MINUTES 50 SECONDS WEST, A DISTANCE OF 325 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWARD, ALONG A CURVED LINE, BEING THE EASTERLY LINE OF PALMER DRIVE, CONVEXED TO THE WEST LINE, 680.48 FEET IN RADIUS, FOR AN ARC LENGTH OF 40 FEET; THENCE SOUTH, 66 DEGREES 53 MINUTES 51 SECONDS EAST, A DISTANCE OF 433.47 FEET; THENCE NORTH, 21 DEGREES 40 MINUTES 34 SECONDS EAST, ALONG A LINE, PARALLEL WITH THE EASTERLY LINE OF SAID LOT 8, BEING THE WESTERLY LINE OF HAMMOND DRIVE, A DISTANCE OF 385.78 FEET, TO THE NORTHERLY LINE OF LOT 8; THENCE NORTH, 69 DEGREES 38 MINUTES 10 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 8, A DISTANCE OF 442.99 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOT 3 OF LAURA'S RESUBDIVISION OF LOT 2 IN TOLLWAY INDUSTRIAL PARK, A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 33, AND PART OF THE WEST 1/2 OF SECTION 34 TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN PALATINE TOWNSHIP, COOK COUNTY.

PARCEL 3:

THE SOUTHERLY 390 FEET OF THE WESTERLY 13.42 FEET OF LOT 3, AS MEASURED ALONG THE WESTERLY AND SOUTHERLY LINES RESPECTIVELY THEREOF IN TOLLWAY INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 33 AND PART OF THE WEST 1/2 OF SECTION 34, ALL IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN PALATINE TOWNSHIP, COOK COUNTY, ILLINOIS.