

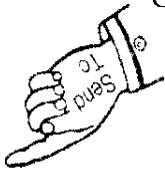
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Doc#: 0800718043 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/07/2008 03:17 PM Pg: 1 of 5

WHEN RECORDED, MAIL TO:

John T. Roselli, Esq.  
Fuchs & Roselli, Ltd.  
440 W. Randolph Street, Suite 500  
Chicago, IL 60606



## SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which are hereby acknowledged, **MOTOROLA, INC.**, a Delaware corporation, ("**Grantor**") hereby conveys to **ARLINGTON RIDGE, LLC**, an Illinois limited liability company, with an address of 555 West Jackson Boulevard, Suite 500, Chicago, Illinois 60661 ("**Grantee**"), the real property ("**Property**") described on Exhibit A hereto, together with all rights and privileges appurtenant thereto.

SUBJECT TO those matters set forth on Exhibit B hereto.

Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and none other, subject to the matters above set forth.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents this 17 day of December, 2007

MOTOROLA, INC., a Delaware corporation

By: Kenneth A. Birner

Name: Kenneth A. Birner

Its: Vice President – Real Estate & Development

First American Title Order # NCS- 310147

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EXHIBIT A  
TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Lot 1 in Arlington Ridge West, being a subdivision in the Northwest  $\frac{1}{4}$  of Section 7, Township 42 North, Range 11 East of the Third Principal Meridian, pursuant to the plat of subdivision recorded December 20, 1979, as document 25290181 in Cook County, Illinois.

PIN #: 03-07-100-007-0000

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## EXHIBIT B TO SPECIAL WARRANTY DEED

### LIST OF PERMITTED EXCEPTIONS

1. The exclusions and general exceptions (except those relating to the mechanics lien claims caused by, through, or under Seller) in the Title Commitment.
2. The specific exceptions in the Title Commitment.
3. Items shown on that certain Survey dated October 26, 2007 by Wayls Survey, Ltd..
4. Real estate taxes for 2007, and thereafter not yet due and payable.
5. Matters learned by or described to Purchaser or its agents prior to the expiration of the Inspection Period.
6. Environmental matters.
7. Matters caused by, through or under Purchaser.
8. Terms, provisions and conditions of an Ordinance approving a planned unit development recorded June 28, 1979 as document 25027962.
9. Terms, provisions and conditions of an Onsite Utility Maintenance agreement relating to the maintenance of certain sanitary sewers, storm sewers, water mains and appurtenances thereto and to maintenance of storm water detention basin recorded December 20, 1979, as document 25290182.
10. Estoppel agreement relating to future installation of sidewalks and assessments to be levied for same made by and between Central National Bank as trustee and the Village of Arlington Heights recorded June 28, 1979, as document 25027963.
11. Easements for public utilities over, upon and under the North 15 feet, east 15 feet and south 15 feet of the land as created by plat of subdivision recorded December 20, 1979, as document 25290181.
12. Easement to connect to sanitary sewer system, including but not limited to the force mains and lift station as created by Grant recorded June 18, 1985, as document 85065158 and the terms and provisions contained therein.
13. Covenants and Restrictions contained in Declaration of Restrictive Covenant and Related agreements recorded January 25, 1984, as document 26944151 and the terms and provisions contained therein. Rights assigned to Abacus Mortgage Investment Company by instrument recorded as document 26955330.

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14. Easement in favor of Commonwealth Edison Company, their successors and assigns, to install, maintain, repair, replace and operate their equipment together with right of access thereto as created by grant recorded July 25, 1980, as document 25526918.

Property of Cook County Clerk's Office

