

# UNOFFICIAL COPY

## WARRANTY DEED



0812846067

Illinois State Toll Highway Authority  
Route: I-294 Tri-State Tollway  
County: Cook  
PIN: 04-06-201-010  
Parcel: TW-10-06-016

Doc#: 0812846067 Fee: \$52.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 05/07/2008 01:50 PM Pg: 1 of 9

Owner: James Campbell Company LLC,  
a Delaware limited liability company

Address:

1751 Lake Cook Road, Deerfield, Illinois

RESERVED FOR RECORDER'S USE ONLY

## WARRANTY DEED

THIS INDENTURE, dated 5-5, 2008 between **JAMES CAMPBELL COMPANY LLC**, A DELAWARE LIMITED LIABILITY COMPANY, a limited liability company organized and existing under and by virtue of the laws of the State of Delaware and duly authorized to do business under the Statutes of the State of Illinois, party of the first part, and **ILLINOIS STATE TOLL HIGHWAY AUTHORITY, AN INSTRUMENTALITY AND ADMINISTRATIVE AGENCY, OF THE STATE OF ILLINOIS**, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of **Forty Thousand and 00/100 Dollars (\$40,000.00)**, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does hereby grant, convey and warrant unto said party of the second part, the following described real estate in Cook County, Illinois, being more particularly described in **Exhibit A** attached hereto and made a part hereof for all purposes (the "**Land**"); subject, however, to those matters described in **Exhibit B** attached hereto and made a part hereof for all purpose.

IN WITNESS WHEREOF, the party of the first part has caused its name to be hereunder subscribed by its Executive Vice President, Real Estate Investment Management, all in the City of San Francisco, State of California, as of the day and year first above written.

Grantor:

**JAMES CAMPBELL COMPANY LLC**,  
a Delaware Limited Liability Company

By: Dorine Holsey Streeter  
Dorine Holsey Streeter  
Executive Vice President,  
Real Estate Investment Management



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## ACKNOWLEDGMENT

State of California  
County of San Francisco

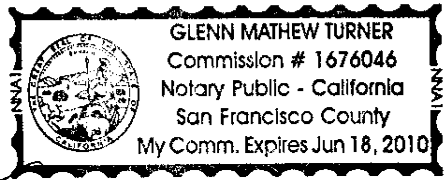
On 4/25/2008 before me, Glenn Mathew Turner, Notary Public  
(insert name and title of the officer)

personally appeared DORINE HOISEY STREETER  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Glenn Mathew Turner (Seal)



Cook County Clerk's Office

**UNOFFICIAL COPY****EXHIBIT A****Legal Description of the Land**

OWNER: JAMES CAMPBELL COMPANY, LLC  
 ROUTE: I-294 TRI-STATE TOLLWAY  
 SECTION: PART OF SECTIONS 5 & 6, T42N, R12E  
 COUNTY: COOK  
 JOB NO: 1-05-5418  
 PARCEL: TW-10-06-016  
 STATION: 123+27.17 TO 126+05.85

PIN: 04-06-201-010

THAT PART OF LOT 1 IN ARBORLAKE CENTRE, BEING A SUBDIVISION IN SECTIONS 5 AND 6, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1985 AS DOCUMENT NUMBER 27475383 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ON AN ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 BEARING OF NORTH 89 DEGREES 42 MINUTES 24 SECONDS EAST ALONG THE SOUTH LINE OF LAKE COOK ROAD, HERETOFORE DEDICATED PER DOCUMENT NUMBER 27467356, A DISTANCE OF 255.74 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 36 SECONDS EAST, MEASURED AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE TO A PERMANENT AND EXCLUSIVE EASEMENT GRANTED TO THE STATE TOLL HIGHWAY COMMISSION PER CONDEMNATION CASE NO. 56814980, 20.61 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 04 MINUTES 59 SECONDS EAST ALONG SAID EASEMENT LINE PER CONDEMNATION CASE NO. 56814980 TO THE EAST LINE OF THE WEST 162.00 FEET OF THE EAST 5 ACRES OF THE NORTH HALF OF THE EAST HALF OF LOT 2, 117.41 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 08 SECONDS EAST ALONG SAID EAST LINE OF THE WEST 162.00 OF THE

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EAST 5 ACRES TO A LINE DEDICATED FOR PUBLIC STREET PER ARBORLAKE CENTRE SUBDIVISION PER DOCUMENT NUMBER 27475383, 3.07 FEET; THENCE SOUTH 79 DEGREES 29 MINUTES 05 SECONDS EAST ALONG SAID LINE DEDICATED FOR PUBLIC STREET, 53.70 FEET; THENCE NORTH 84 DEGREES 26 MINUTES 27 SECONDS EAST ALONG SAID LINE DEDICATED FOR PUBLIC STREET TO THE EAST LINE OF SAID LOT 1, 109.73 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 08 SECONDS WEST, 16.61 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 24 SECONDS WEST, 278.46 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL TW-10-06-016 HEREIN CONTAINS 0.061 ACRES OR 2,664 SQUARE FEET, MORE OR LESS.

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## EXHIBIT B

### Permitted Exceptions

1. TAXES FOR THE YEARS 2007 AND 2008.

2008 TAXES ARE NOT YET DUE OR PAYABLE.

NOTE: 2007 FIRST INSTALLMENT AMOUNTING TO \$660,594.92 WAS PAID.

NOTE: 2007 FINAL INSTALLMENT NOT YET DUE OR PAYABLE

PERMANENT INDEX NUMBER: 04-06-201-010

(AFFECTS LAND AND OTHER PROPERTY)

2. ANNUAL MAINTENANCE ASSESSMENT OF NORTHFIELD UNDER LAW  
DOCKET NO. 70MR132

YEAR 2006 FOR \$1,054.20 PAID

YEARS 2007 AND 2008 NOT YET DUE

PAYABLE TO COLLECTOR OF ABOVE-NAMED DRAINAGE DISTRICT.

3. TERMS, CONDITIONS, LIMITATIONS AND PROVISIONS CONTAINED IN THE ORDINANCE AUTHORIZING AN AMENDMENT TO A SPECIAL USE/UNIQUE USE - CELLULAR ONE ANTENNAE/ARBORLAKE MADE BY THE VILLAGE OF DEERFIELD DATED FEBRUARY 25, 1985 AND RECORDED JUNE 4, 1996 AS DOCUMENT 96423020.

(AFFECTS LAND AND OTHER PROPERTY).

4. TERMS, CONDITIONS, LIMITATIONS AND PROVISIONS CONTAINED IN THE ORDINANCE AUTHORIZING AN AMENDMENT TO A SPECIAL USE-INDUSTRIAL PLANNED UNIT DEVELOPMENT ORDINANCE - JEWISH FEDERATION OF METROPOLITAN CHICAGO MADE BY THE VILLAGE OF DEERFIELD AND RECORDED JUNE 4, 1996 AS DOCUMENT 96423019.

(AFFECTS LAND AND OTHER PROPERTY).

5. EASEMENT OVER THE AREAS AS SHOWN BY PLAT OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED MARCH 14, 1985 AS DOCUMENT 27475383, AS SHOWN ON SURVEY MADE BY EDWARD J. MOLLOY & ASSOCIATES, LTD., NUMBER 991117, DATED NOVEMBER 15, 1999.

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6. GRANT OF EASEMENT DATED MARCH 9, 1986 AND RECORDED MARCH 11, 1986 AS DOCUMENT 86096899 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 27, 1985 AND KNOWN AS TRUST NUMBER 61840 TO THE COMMONWEALTH EDISON COMPANY, A CORPORATION OF ILLINOIS, OVER THAT PART OF PARCEL 1 REFERRED TO IN SAID GRANT TO INSTALL AND MAINTAIN EQUIPMENT FOR SERVING THE LAND WITH ELECTRIC SERVICE, AS SHOWN ON SURVEY MADE BY EDWARD J. MOLLOY & ASSOCIATES, LTD., NUMBER 991117, DATED NOVEMBER 15, 1999.

(AFFECTS THE NORTHERLY 20 FEET OF LAND).

7. EASEMENT RECORDED JULY 11, 1986 AS DOCUMENT 86290595 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 27, 1985 AND KNOWN AS TRUST NUMBER 61840 TO ILLINOIS BELL TELEPHONE COMPANY, ITS SUCCESSORS AND ASSIGNS, OVER PART OF THE LAND AS DESCRIBED BELOW TO CONSTRUCT, REMOVE, OPERATE, AND MAINTAIN COMMUNICATION AND ELECTRICAL SYSTEMS TOGETHER WITH RIGHT OF ACCESS THERETO, TO WIT: THAT PART OF LOT 1 IN ARBORLAKE CENTER, BEING A SUBDIVISION IN SECTIONS 5 AND 6, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING 10 FEET IN WIDTH LYING SOUTH AND ADJOINING TO THE SOUTH RIGHT OF WAY LINE OF LAKE-COOK ROAD DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE 50 FEET SOUTH OF THE CENTERLINE OF SAID ROAD AND THE EAST LINE OF SAID LOT 1; THENCE WEST ALONG SAID SOUTH LINE PARALLEL WITH SAID CENTERLINE, 101.40 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE, DEFLECTING 6 DEGREES, 37 MINUTES, 10 SECONDS TO THE LEFT FROM AN EXTENSION OF THE LAST DESCRIBED LINE, 390.47 FEET TO A POINT 95 FEET SOUTH OF SAID CENTERLINE; THENCE WEST PARALLEL WITH SAID CENTERLINE, 31.0 FEET IN COOK COUNTY, ILLINOIS, AS SHOWN ON SURVEY MADE BY EDWARD J. MOLLOY & ASSOCIATES, LTD., NUMBER 991117, DATED NOVEMBER 15, 1999.
8. ORDINANCE NUMBER 0-86-52 PASSED OCTOBER 20, 1986 BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD AUTHORIZING AN AMENDMENT TO SPECIAL USE INDUSTRIAL PLANNED UNIT DEVELOPMENT, A COPY OF WHICH WAS RECORDED DECEMBER 19, 1986 AS DOCUMENT 86608842.
9. ORDINANCE NUMBER 0-86-58 PASSED NOVEMBER 3, 1986 BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD AUTHORIZING AN AMENDMENT TO SPECIAL USE INDUSTRIAL PLANNED UNIT DEVELOPMENT, A COPY OF WHICH WAS RECORDED DECEMBER 19, 1986 AS DOCUMENT 86608897.
10. ORDINANCE NUMBER 0-86-55 PASSED NOVEMBER 3, 1986 BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD AUTHORIZING AN AMENDMENT TO SPECIAL USE INDUSTRIAL PLANNED



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UNIT DEVELOPMENT, A COPY OF WHICH WAS RECORDED DECEMBER 19, 1986 AS DOCUMENT 86608899.

11. ORDINANCE NUMBER 0-87-26 PASSED JUNE 15, 1987 BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD AUTHORIZING AN AMENDMENT TO SPECIAL USE INDUSTRIAL PLANNED UNIT DEVELOPMENT, A COPY OF WHICH WAS RECORDED AUGUST 10, 1987 AS DOCUMENT 87441032.
12. EASEMENT OVER THE AREAS AS SHOWN BY PLAT OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED MARCH 14, 1985 AS DOCUMENT 27475383, AS SHOWN ON SURVEY MADE BY EDWARD J. MOLLOY & ASSOCIATES, LTD., NUMBER 991117, DATED NOVEMBER 15, 1999.
13. ORDINANCE NUMBER 0-87-60 PASSED DECEMBER 7, 1987 BY THE PRESIDENT AND TRUSTEES OF THE VILLAGE OF DEERFIELD AUTHORIZING AN AMENDMENT TO SPECIAL USE-INDUSTRIAL PLANNED UNIT DEVELOPMENT, A COPY OF WHICH WAS RECORDED DECEMBER 31, 1987 AS DOCUMENT 87684170.  
  
(AFFECT THE LAND AND OTHER PROPERTY).
14. DEVELOPMENT AGREEMENT DATED APRIL 18, 1988 AND RECORDED APRIL 18, 1988 AS DOCUMENT 88160152 BY AND BETWEEN KYO-YA COMPANY LIMITED, A HAWAII CORP, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1985 AND KNOWN AS TRUST NUMBER 63290, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1985 AND KNOWN AS TRUST NUMBER 63291 AND LAKE-COOK/TOLLWAY ASSOCIATES, AN ILLINOIS LIMITED PARTNERSHIP.  
  
(AFFECTS LAND AND OTHER PROPERTY).
15. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED IN THE GRANT OF RECIPROCAL RIGHTS EXECUTED BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO TRUST NUMBER 61840, 63290, 63291, AND 63292 DATED JANUARY 31, 1985 AND RECORDED FEBRUARY 6, 1985 AS DOCUMENT 27435249 AND AMENDED BY DOCUMENT DATED APRIL 18, 1988 AND RECORDED APRIL 18, 1988 AS DOCUMENT 88160149.

FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION RECORDED DECEMBER 14, 1993 AS DOCUMENT 03020936.

(AFFECTS LAND AND OTHER PROPERTY).



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16. TERMS, PROVISIONS AND CONDITIONS OF ORDINANCE NUMBER 0-88-77 PASSED BY THE VILLAGE OF DEERFIELD RECORDED AS DOCUMENT 89042891 AMENDING THE SPECIAL USE INDUSTRIAL PLANNED UNIT DEVELOPMENT
17. TERMS, PROVISIONS AND CONDITIONS OF THE TRAFFIC CONTROL AGREEMENT RECORDED JULY 01, 1991 AS DOCUMENT NUMBER 91321999 BY AND BETWEEN THE VILLAGE OF DEERFIELD AND STEIN & COMPANY MANAGEMENT, INC AS AGENT FOR LAKE COOK TOLLWAY FUTURE PHASE ASSOCIATES.
18. TERMS, PROVISIONS AND CONDITIONS OF THE FIRE LAND AGREEMENT RECORDED JULY 01, 1991 AS DOCUMENT NUMBER 91322000 BY AND BETWEEN THE VILLAGE OF DEERFIELD AND STEIN & COMPANY MANAGEMENT, INC AS AGENT FOR LAKE COOK TOLLWAY FUTURE PHASE ASSOCIATES.
19. TERMS PROVISIONS AND CONDITIONS INCLUDING LIEN RIGHTS OF THE PARTIES AS SET FORTH IN FIRST SUPPLEMENT TO AMENDED AND RESTATED DECLARATION AND GRANT OF RECIPROCAL RIGHTS DATED MARCH 31, 1992 AND RECORDED APRIL 1, 1992 AS DOCUMENT 92219422 AND RERECORDED AS DOCUMENT NUMBER 92446486.

(AFFECTS LAND AND OTHER PROPERTY).