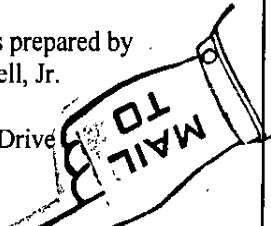


UNOFFICIAL COPY 08144188

AB Holdings, L.L.C.
Asset: 10100-3

945/0002 16 001 Page 1 of 3
1998-12-16 13:57:36
Cook County Recorder 25.50

This instrument was prepared by
William S. McDowell, Jr.
Baker & McKenzie
130 East Randolph Drive
Chicago, IL 60601



After recording, please mail to:
MARINE TRUST & INVESTMENT CO.
333 QUADRANGLE DR.
Bolingbrook, IL 60440

The Above Space For Recorder's Use Only

SPECIAL WARRANTY DEED

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, AB REO V, L.L.C., a Delaware limited liability company ("Grantor"), hereby grants and conveys to Marine Trust and Investments Company as Trustee of Trust Agreement No. 80-5007 dated December 10, 1998, whose address is 333 Quadrangle Drive, Bolingbrook Illinois 60440, the real property described in Exhibit A, attached hereto and made a part hereof, subject to, however, the matters affecting title thereto as also described in said Exhibit A hereto; and Grantor hereby warrants title to the aforesaid property, subject to the matters described in said Exhibit A, against the acts of Grantor, and the lawful claims of every person claiming said property or any part thereof of any interest therein, by, through, or under Grantor by reason of said acts, but not otherwise.

ce 11/01/83

IN WITNESS WHEREOF, Grantor has signed these presents this 11 day of December 1998.

AB REO V, L.L.C., a Delaware limited liability company.

By: AB SUB II, INC., a Delaware corporation, its
managing member

By: [Signature]
Name: Kenneth J. Arting-Stall
Title: VICE PRESIDENT

STATE OF CALIFORNIA)
)
COUNTY OF Los Angeles)

The foregoing instrument was acknowledged before me this 11th day of December, 1998 by Kenneth J. Arting-Stall, as Vice President of AB Sub II, Inc., a Delaware corporation, on behalf of said corporation.

[Signature]
Notary Public

My commission expires:

9-24-99



Cook County	
REAL ESTATE TRANSACTION TAX	
REVENUE	700.00
STAMP DEC 16 '98	
P.B. 11425	

STATE OF ILLINOIS	
REAL ESTATE TRANSFER TAX	
DEC 16 '98	700.00
DEPT. OF REVENUE	

STATE OF ILLINOIS	
REAL ESTATE TRANSFER TAX	
DEC 16 '98	700.00
DEPT. OF REVENUE	

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EXHIBIT A Legal Description of Land

LOT 1 IN THE POINTE, BEING A RESUBDIVISION OF PART OF LOT 5 IN GEO. KIRCHOFF ESTATE SUBDIVISION IN SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AND FORMERLY KNOWN AS THAT PART OF LOT 5 IN GEORGE KIRCHOFF ESTATE SUBDIVISION OF PARTS OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN AND SECTIONS 7 AND 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID SECTION 7 THAT IS DISTANT 17.82 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 7 AND THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING THE NORTHEAST CORNER OF SAID SECTION 13; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 7, BEING ALSO THE WEST LINE OF SAID LOT 5, FOR A DISTANCE OF 1,649.08 FEET TO THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF RAND ROAD AS THE SAME IS NOW LOCATED AND ESTABLISHED; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF RAND ROAD FOR A DISTANCE OF 265.92 FEET; THENCE WESTERLY ALONG A STRAIGHT LINE FOR A DISTANCE OF 28.28 FEET TO A POINT ON A LINE DRAWN PERPENDICULAR TO SAID CENTERLINE OF RAND ROAD FROM A POINT THEREON THAT IS DISTANT 298.00 FEET SOUTHEASTERLY OF THE WEST LINE OF SAID SECTION 7 (AS MEASURED ALONG SAID CENTER LINE), SAID POINT ON THE PERPENDICULAR LINE BEING DISTANT 70.00 FEET SOUTHWESTERLY OF SAID CENTERLINE OF RAND ROAD (AS MEASURED ALONG SAID PERPENDICULAR LINE); THENCE SOUTHWESTERLY ALONG SAID LINE DRAWN PERPENDICULAR TO THE CENTERLINE OF RAND ROAD, FOR A DISTANCE OF 83.02 FEET TO A POINT THAT IS DISTANT 96.00 FEET EAST OF THE WEST LINE OF SAID SECTION 7, AS MEASURED PERPENDICULAR TO SAID WEST LINE FROM A POINT THEREON THAT IS 320.94 FEET SOUTH OF SAID CENTERLINE OF RAND ROAD; THENCE SOUTH ALONG A LINE PARALLEL TO AND 96.00 FEET EAST OF THE WEST LINE OF SAID SECTION 7 FOR A DISTANCE OF 195.06 FEET; THENCE SOUTH 04 DEGREES, 19 MINUTES, 11 SECONDS WEST, 6.94 FEET TO A POINT FOR A PLACE OF BEGINNING, A SOUTHERLY EXTENSION OF SAID LAST DESCRIBED LINE BEARING SOUTH 04 DEGREES 19 MINUTES 11 SECONDS WEST IS DRAWN THROUGH A POINT 669.21 FEET NORTH AND 55.00 FEET EAST OF THE NORTHEAST CORNER OF SAID SECTION 13, AS MEASURED ALONG THE WEST LINE OF SAID SECTION 7 AND ALONG A LINE AT RIGHT ANGLES THERETO, SAID PLACE OF BEGINNING BEING ON A SOUTHEASTERLY LINE OF LAND TAKEN FOR ROAD PURPOSES BY CONDEMNATION CASE NO 87L50249 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS; THENCE CONTINUING ALONG THE AFOREDESCRIBED LINE BEARING SOUTH 04 DEGREES 19 MINUTES 11 SECONDS WEST, 326.32 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF WOODS DRIVE (FORMERLY RANDHAVEN LANE) ACCORDING TO THE PLAT OF DEDICATION RECORDED JULY 30, 1974 AS DOCUMENT NO. 22797785; THENCE SOUTH 85 DEGREES 40 MINUTES 49 SECONDS EAST ALONG SAID NORTHERLY LINE OF WOODS DRIVE, 8.63 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF LAND TAKEN FOR ROAD PURPOSES BY CONDEMNATION CASE NO. 87L50249 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS; THE FOLLOWING TWO COURSES ARE ALONG THE NORTHERLY LINE OF LAND TAKEN FOR ROAD PURPOSES BY CONDEMNATION CASE NO. 87L50249, AFORESAID; THENCE NORTH 81 DEGREES 05 MINUTES 37 SECONDS EAST, 122.37 FEET; THENCE NORTH 66 DEGREES 08 MINUTES 30 SECONDS EAST, 405.01 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF RAND ROAD AS WIDENED BY INSTRUMENT RECORDED DECEMBER 10, 1940 AS DOCUMENT NO. 12592033; THENCE NORTH 43 DEGREES 54 MINUTES 03 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE OF RAND ROAD AS WIDENED, 458.87 FEET TO THE SOUTHEASTERLY LINE OF LAND TAKEN FOR ROAD PURPOSES BY CONDEMNATION CASE NO. 87L50249 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS; THENCE SOUTH 39 DEGREES 59 MINUTES 19 SECONDS WEST ALONG SAID LAST DESCRIBED SOUTHEASTERLY LINE, 244.53 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

UNOFFICIAL COPY

Commonly known as vacant land along Rand and Wilke Roads in Arlington Heights, Illinois

Permanent Index No.: 03-07-301-003

Matters Affecting Title to the Real Estate

1. General real estate taxes, which are a lien but not yet due and payable.
2. Acts done or suffered to be done by or judgments against the grantee named in the deed.
3. Easement in favor of public service company of northern Illinois for the installation, maintenance, repair, relocation, removal and renewal of gas mains granted by Document 13809165 on May 31, 1940, and the terms and conditions thereof (assigned to Northern Illinois Gas Company by instrument recorded February 9, 1954 as Document 15829696).
4. Terms, provisions and conditions of planned development ordinance recorded September 6, 1973 as Document Number 22467783 and amended by Document 23248893.
5. Agreement regulating traffic by and between Randhaven Venture and the Village of Arlington Heights dated July 31, 1974 and recorded September 23, 1974 as Document 22858285.
6. An ordinance approving a planned unit development, approving a preliminary plat of subdivision and granting certain variations by the Village of Arlington Heights recorded December 3, 1987 as Document 87641654.
7. A permanent non-exclusive easement as shown on the plat of the Pointe Subdivision recorded November 4, 1988 as Document 88511318 is granted to the Village of Arlington Heights, for public sidewalk within the dashed lines marked sidewalk easement.
8. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company for pole lines, conduits and maintenance purposes granted by Document 88511318, recorded on November 4, 1988, and the terms and conditions thereof.
9. Easement in favor of Northern Illinois Gas for the installation, maintenance, repair, relocation, removal and renewal of gas mains granted by Document 88511318 on November 4, 1988, and the terms and conditions thereof.
10. Grant of easement in favor of the Village of Arlington Heights for utility easement purposes, contained in the Plat of Subdivision recorded November 4, 1988 as Document 88511318.