

SPECIAL WARRANTY DEED



THIS INDENTURE, made on the 7th day of December, 1998, by and between the VILLAGE OF ARLINGTON HEIGHTS, a municipal corporation (hereinafter "Grantor") and ARLINGTON, LLC, an Illinois limited liability company (hereinafter "Grantee").

77 42 690D etc

WITNESSTH:

That Grantor, in consideration of the sum of one hundred fifty thousand dollars (\$150,000.00) and other good and valuable consideration, to it paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents, sell, convey, remise and release unto Grantee, its successors and assigns, the property lying, being and situated in the Village of Arlington Heights, County of Cook, State of Illinois, as described on Exhibit "A" attached hereto and incorporated herein by reference, subject to the exceptions and encumbrances set forth on Exhibit "B", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in, any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under Grantor.

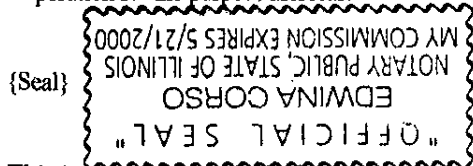
IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed as of the date first above written.

GRANTOR:  
VILLAGE OF ARLINGTON HEIGHTS

By: *Arlene J. Mulder*  
Name: Arlene J. Mulder  
Title: Village President

STATE OF ILLINOIS     )  
   )ss  
COUNTY OF COOK     )

The foregoing instrument was acknowledged before me this 7th day of December, 1998 by Arlene J. Mulder, as Village President of the Village of Arlington Heights, a municipal corporation, by his authority as Village President of said corporation for the purpose aforesaid.



*Edwina Corso*  
Notary Public

This instrument was drafted by:

and after recording should be returned to:

Terrence D. McCabe, Esq.  
Burke and Ryan  
33 North Dearborn, Suite 402  
Chicago, Illinois 60602

David S. Eisen, Esq.  
M&J Wilkow, Ltd.  
180 North Michigan Avenue, Suite 200  
Chicago, Illinois 60601

BOX 222-CT1

# UNOFFICIAL COPY

1998

Property of Cook County Clerk's Office

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## EXHIBIT A

08133309

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF RAND ROAD DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTER LINE OF RAND ROAD THAT IS 225 FEET NORTHWESTERLY OF THE INTERSECTION OF CENTER LINE OF SAID ROAD WITH EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, SAID INTERSECTION BEING 936.53 FEET NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 150 FEET; THENCE SOUTHWESTERLY 551.58 FEET TO A POINT THAT IS 775 FEET NORTH OF THE SOUTH LINE AND 647.76 FEET WEST OF THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION, 201.13 FEET FEET; THENCE NORTHEASTERLY 417.59 FEET MORE OR LESS TO POINT OF BEGINNING, EXCEPT THE NORTHWESTERLY 25 FEET THEREOF IN COOK COUNTY, ILLINOIS, (EXCEPT THAT PART TAKEN FOR ROAD PURPOSES).

Permanent Real Estate Tax Index No. 03-11-302-042

Exempt under provisions of Paragraph 6, Section 4,  
Real Estate Transfer Tax Act.

12/16/98  
Date

[Signature]  
Buyer, Seller or Representative

[Signature]  
Att. In Int. of Seller

Office

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EXHIBIT "B"

## PERMITTED EXCEPTIONS

1. Easements for public streets, rights of way and utilities or record.
2. Lien for taxes and assessments for calendar year 1998 and subsequent years which are not yet due and payable.

**08155309**

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

TERENCE D. Mc COSE, being duly sworn on oath, states that  
resides at 807 Lambert Ct., Naperville, IL. That the  
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: **08155309**

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Terence D. Mc Cose  
Atty - In - Fact of Seller

SUBSCRIBED and SWORN to before me

this 16<sup>th</sup> day of Dec., 19 98.

Nancy R. Castro  
Notary Public

