

# UNOFFICIAL COPY

Prepared by:

Valerie Haugh  
Haugh & Associates  
525 Dee Lane, Suite 200  
Roselle, IL 60172



After recording, return to:

Alan S. Levin  
Alan S. Levin & Assoc., Ltd.  
205 W. Randolph, Suite 1030  
Chicago, Illinois 60606

Doc#: 0818233066 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/30/2008 09:19 AM Pg: 1 of 6

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## SPECIAL WARRANTY DEED

SPX Corporation, a Delaware corporation ("Grantor"), whose address for purposes hereof is c/o SPX Filtran, 875 Seegers Road, Des Plaines, Illinois 60016 for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED AND SOLD and does hereby GRANT, BARGAIN AND SELL unto KB II LLC, an Illinois limited liability company ("Grantee"), whose address for purposes hereof is c/o John Biebrach, 825 Seegers Road, Des Plaines, Illinois 60016, that certain tract or parcel of real property (herein called the "Land") located in Cook County, Illinois, as more particularly described on Exhibit A attached hereto and made a part hereof by this reference, together with all improvements located thereon, and all rights and appurtenances pertaining thereto (the Land, the improvements and all rights and appurtenances are herein collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject only to any and all matters listed or contained in Exhibit B labeled "Permitted Encumbrances" which is attached hereto, incorporated herein and made a part hereof for all purposes, to the full extent same are valid and subsisting and affect the Property.

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REAL ESTATE TRANSFER TAX \$ 2.00 PER 1,000.00  
NO. 50670  
VACANT LAND ADJ.  
18 TO 875 SEEGER S  
CS CITY OF DES PLAINES

BOX 333-CTI



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## EXHIBIT A

### Legal Description

THAT PART OF LOT "A" IN BENJAMIN CONSOLIDATION OF PART OF THE NORTHWEST ¼ OF SECTION 17 AND PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1922 AS DOCUMENT NUMBER 7455426, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 17; THENCE NORTH 87 DEGREES 24 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 17, SAID LINE ALSO BEING THE CENTER LINE OF SEEGER'S ROAD (ALSO KNOWN AS ELK GROVE ROAD) 351.00 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A LINE DRAWN PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ¼ OF SECTION 17, A DISTANCE OF 195.70 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE, 257.25 FEET TO AN INTERSECTION WITH A LINE 8.5 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTER LINE OF EXISTING SWITCH TRACK; THENCE SOUTHEASTERLY ALONG SAID LINE, 8.5 FEET NORTHEASTERLY OF AND PARALLEL WITH SAID CENTER LINE OF SWITCH TRACK, BEING THE ARC OF A CURVED LINE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 718.65 FEET FOR A DISTANCE OF 130.32 FEET, THE CHORD OF SAID ARC BEING A LINE FORMING AN ANGLE OF 113 DEGREES 06 MINUTES 55 SECONDS, FROM NORTH TO SOUTHEAST WITH SAID LINE PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ¼ OF SECTION 17; THENCE SOUTHEASTERLY ON A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AND FORMING AN ANGLE OF 5 DEGREES 11 MINUTES 42 SECONDS TO THE RIGHT WITH A PROLONGATION OF SAID LAST DESCRIBED CHORD, A DISTANCE OF 49.63 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHWEST, TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 704.47 FEET, A DISTANCE OF 350.65 FEET; THENCE NORTH 5 DEGREES 04 MINUTES 00 SECONDS WEST, 145.42 FEET; THENCE NORTH 27 DEGREES 52 MINUTES 01 SECONDS WEST, 324.06 FEET; THEN SOUTH 87 DEGREES 24 MINUTES 34 SECONDS WEST, 336.10 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PIN Part of PIN 09-17-100-041]

Address: vacant land adjacent to 875 Seegers Road, Des Plaines, Illinois

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## EXHIBIT B

### Permitted Exceptions

1. Taxes not yet due and payable
2. Matters caused by Grantee's actions
3. Rights of the public, the state of Illinois and the municipality in and to that part of the land falling in Elk Grove Road.
4. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
5. Grant made by Benjamin Electric to Policy Update Fee Service recorded as Document No. 14178110
6. Grant over strip of land 5 feet in width recorded as Document 18263995
7. Easement for Ingress and Egress and utilities created by Declaration Recorded Document 24589638
8. STORMWATER EASEMENT AND MAINTENANCE AGREEMENT made between Grantor and Grantee.

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1973, and no sale, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

**CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.**

AFFIANT further states that they make this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached Deed for recording.

SPX CORPORATION

By: James R. Cauley  
Name: James R. Cauley  
Title: Attorney-in-Fact

SUBSCRIBED AND SWORN TO  
before me this 10<sup>th</sup> day of June, 2008

Jean M. von Bereghy  
Jean M. von Bereghy  
Notary Public

My Commission Expires: 3/11/2012



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