### **UNOFFICIAL COPY**

Prepared by:

811 803-6/ 6458

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, hillaiois 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

#### **SPECIAL WARRANTY DEED**

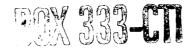
SPX Corporation, a Delaware corporation ("Grantor"), whose address for purposes hereof is c/o SPX Filtran, 875 Seegers Road, Des Plaines, Illinois 60016 for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED AND SOLD and does hereby GRANT, BARGAIN AND SELL arto KB II LLC, an Illinois limited liability company ("Grantee"), whose address for purposes hereby is c/o John Biebrach, 825 Seegers Road, Des Plaines, Illinois 60016, that certain tract or parcel of rea 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 appurenances are herein collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Crant e 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.

[rest of page left intentionally blank - signatures on next page]

REAL ESTATE STANSER TRANSFER TAX STANSER TAX STAND ADJ. 18 76 STS SEEGENS CS CITY OF DES PLAINES

60



0818233066D Page: 2 of 6

### **UNOFFICIAL COP**

EXECUTED on the date set forth in the acknowledgment attached hereto to be effective as of the 10 day of June, 2008.

**GRANTOR:** 

SPX CORPORATION

Title: Attorney-in-Fact

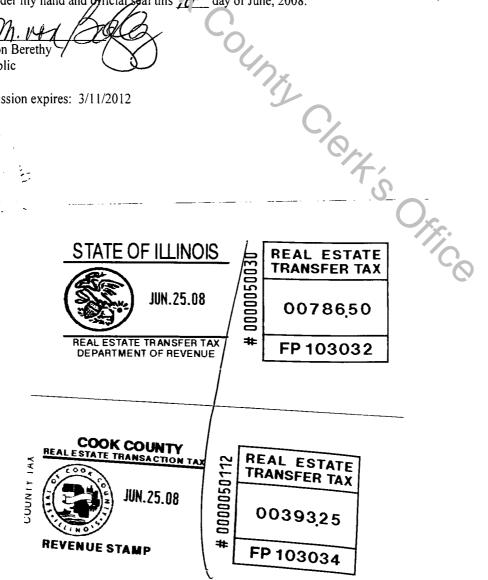
STATE OF WISCONSIN ) SS COUNTY OF WAUKESHA)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that <u>James R. Cauley</u>, personally known to me to be the <u>Attorney-in-Fact</u> of <u>SPX Corporation</u>, a <u>Delaware</u> Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Attorney-in-Fact he/she signed and delivered the said instrumen', pursuant to authority, as his/her free and voluntary act, and as the free and voluntary act and deed of such Co po at ion, for the uses and purposes therein set forth. STYEN under my hand and official seal this day of June, 2008.

Jean M. von Berethy

Notary Public

My commission expires: 3/11/2012



0818233066D Page: 3 of 6

### **UNOFFICIAL COPY**

#### **EXHIBIT A**

#### Legal Description

THAT PART OF LOT "A" IN BENJAMIN CONSOLIDATION OF PART OF THE NORTHWEST 1/4 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 OUARTER OF SECTION 17. SAID LINE ALSO BEING THE CENTER LINE OF SEEGERS ROAD (ALSO KNOWN AS ELK GROVE POAD) 351.00 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A LINE DRAWN PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 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 NOR CHEASTERLY 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 10 14E 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 1/4 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 HAVILUS 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 THE I. 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

0818233066D Page: 4 of 6

# **UNOFFICIAL COPY**

#### **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. Crant made by Benjamin Electric to Policy Update Fee Service recorded as Document No. 14.178110
- 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.

0818233066D Page: 5 of 6

### **UNOFFICIAL COPY**

Prepared by and after recording Return to:

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

(The Above Space For Recorder's Use Only)

### PLACACT AFFIDAVIT - METES AND BOUNDS DESCRIPTIONS

STATE OF WISCONSIN

COUNTY OF WAUKESHA

The undersigned, as authorized officer of SPX Corporation, a Delaware corporation, being duly sworn on oath, state that the attached Deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

- 1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
- 2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
- 3. The division is of lots or blocks of less than 1 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 is between owners of adjoining and cortiguous land.
  - The conveyance is of parcels of land or interest therein for use as right-of-way for railreads or other public utility facilities, which does not involve any new streets or easements of access.
  - 6. The conveyance is of land owned by a railroad or other public utility which does not involve at view streets or easements of access.
  - 7. The conveyance is 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 public use.
  - 8. The conveyance is made to correct descriptions in prior conveyances.
  - 9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
- 10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1,

0818233066D Page: 6 of 6

## **UNOFFICIAL COP**

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.

3004 COUNTY CLOPA'S OFFICE

SPX CORPORATION

Title: Attorney-in-Face

SUBSCRIBED AND SWORN 10 before me this day of June, 2008

Jean M. von Bereghy Notary Public

My Commission Expires: 3/11/2012