

UNOFFICIAL COPY

Route: Wright Blvd (FAU 1551)
Section: 06-00090-00-PV
Job No.: R-55-001-97
County: Cook
Parcel No.: 0006
Owner: The Realty Associates Fund
VII, L.P.
Index No.: 07-33-402-004-0000
Address: 800 Albion Avenue,
Schaumburg, IL 60193



Doc#: 0934431044 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/10/2009 12:09 PM Pg: 1 of 6

Return to:
Wheatland Title Guaranty
105 W. Veterans Parkway, Yorkville, IL 60560

JAI-CO-5632.0
(142)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30th day of November, 2009, by The Realty Associates Fund VII, L.P., a limited partnership, organized and existing under and by virtue of the laws of the State of Delaware and duly authorized to do business in the State of Illinois, party of the first part, and the Village of Schaumburg (the "Village"), party of the second part;

Witnesseth, that the said party of the first part, in consideration of the sum of Two Thousand Three Hundred Dollars (\$2,300.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged does hereby grant and convey unto the said party of the second part, subject, however, to the matters set forth in Exhibit B attached hereto and made a part hereof, the following described real estate in Cook County, Illinois, to-wit:

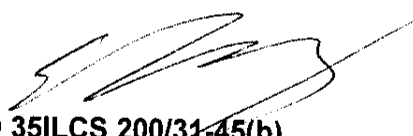
See attached Exhibit A

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming any right, title or interest in or to the same by, through or under the party of the first part, but not otherwise, except for the matters set forth in Exhibit B attached hereto and made a part hereof.

The party of the first part, without limiting the interest above granted and conveyed, does hereby acknowledge that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including any claims for diminution in value to any remaining property of the party of the first part caused by the opening, improving and using the above-described premises for highway purposes. This acknowledgement does not waive any claim for trespass or negligence against the

UNOFFICIAL COPY

party of the second part or its agents which may cause damage to the party of the first part's remaining property.



EXEMPT FROM ILLINOIS TRANSFER TAX PURSUANT TO 35ILCS 200/31-45(b)

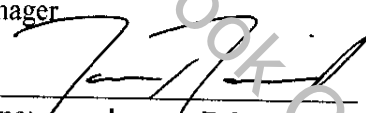
In witness whereof, the party of the first part has caused its name to be signed to these presents the day and year first above written.

THE REALTY ASSOCIATES FUND VII, L.P.,
a Delaware limited partnership


By: Realty Associates Fund VII LLC,
a Massachusetts limited liability company,
general partner

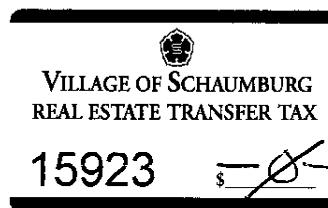
By: Realty Associates Advisors LLC,
a Delaware limited liability company,
manager

By: Realty Associates Advisors Trust,
a Massachusetts business trust,
manager

By: 
Name: James P. Raisides
Title: Sr. Vice President

By: Realty Associates Fund VII Texas Corporation,
a Texas corporation,
general partner

By: 
Name: James P. Raisides
Title: Sr. Vice President



Property of Cook County Clerk's Office

UNOFFICIAL COPY

COMMONWEALTH OF MASSACHUSETTS §

COUNTY OF SUFFOLK

§
§

This instrument was acknowledged before me on November 30, 2009, by James Raisiodes Senior Vice President of Realty Associates Advisors Trust, in its capacity as the manager of Realty Associates Advisors LLC, in its capacity as the manager of Realty Associates Fund VII, LLC, in its capacity as the general partner of The Realty Associates Fund VII, L.P., a Delaware limited partnership, on behalf of such partnership.

My Commission Expires:

4/30/15



DANIELLE DECHAIINE
Notary Public
Commonwealth of Massachusetts
My Commission Expires April 30, 2015

Danielle Dechaine

Notary Public, Commonwealth of Massachusetts

Danielle Dechaine

Notary's name printed:

COMMONWEALTH OF MASSACHUSETTS §

COUNTY OF SUFFOLK

§
§

This instrument was acknowledged before me on November 30, 2009, by James Raisiodes Sr. Vice President of Realty Associates Fund VII Texas Corporation, a Texas corporation, in its capacity as the general partner of The Realty Associates Fund VII, L.P., a Delaware limited partnership, on behalf of such partnership.

My Commission Expires:

4/30/15



DANIELLE DECHAIINE
Notary Public
Commonwealth of Massachusetts
My Commission Expires April 30, 2015

Danielle Dechaine

Notary Public, Commonwealth of Massachusetts

Danielle Dechaine

Notary's name printed:

This instrument was prepared by: J. Steve Santacruz, Santacruz Associates, 2340 South River Road, Suite 111, Des Plaines, IL 60018.

~~Mortgage~~ Grantee: Santacruz Associates, Ltd., 2340 South River Road, Suite 111, Des Plaines, IL 60018

Taxes: Grantee, Village of Schaumburg, is a tax-exempt government agency. This acquisition involves only a portion of the entire parcel and has been acquired for right of way purposes. A division of the PINs will be undertaken by Village of Schaumburg. Taxes should remain in the name of the original property owner.

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Route : F.A.U. 1351 (Wright Boulevard)
Section: 06-00090-00-PV
County : Cook
Job No.: R-55-001-97
Parcel : 0006
Sta. 109+69.90 To Sta. 109+94.85
Owner : The Realty Associates Fund VII,
L.P., a Delaware limited
partnership

Index No. 07-33-402-004

That part of Lot 4 in Centex Schaumburg Industrial Park Unit 98, being a subdivision in the South Half of Section 33, Township 41 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1973 as document number 22583756, in Cook County, Illinois, described as follows:

Commencing at the northwest corner of said Lot 4; thence on an assumed bearing of South 0 degrees 30 minutes 37 seconds West along the west line of said Lot 4, a distance of 324.13 feet (324.09 feet, recorded) to the point of beginning; thence South 46 degrees 11 minutes 00 seconds East, a distance of 36.38 feet to the southwesterly line of said Lot 4; thence northwesterly 40.75 feet along the southwesterly line of said Lot 4 on a curve to the right having a radius of 25.00 feet, the chord of said curve bears North 46 degrees 11 minutes 00 seconds West, 36.38 feet to the point of beginning.

Said parcel containing 0.005 acre, more or less, or 197 square feet, more or less.

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

- TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS AND ALL GENERAL AND SPECIAL ASSESSMENTS.
- RIGHTS OF TENANTS PURSUANT TO UNRECORDED LEASES.
- ALL MATTERS OF PUBLIC RECORD AND MATTERS THAT WOULD BE DISCLOSED BY AN INSPECTION OF THE PROPERTY.
- ACTS OF THE VILLAGE OR ANY PARTY ACTING BY, THROUGH, OR UNDER THE VILLAGE.
- BUILDING LINE OVER THE SOUTH 25.00 FEET AND WEST 25.00 FEET OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 22583756 AND FILED AS DOCUMENT LR2733827.
- EASEMENT OVER THE NORTH 15.00 FEET, THE SOUTH 25.00 FEET AND THE WEST 25.00 FEET OF THE LAND FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN ON AFORESAID PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 22583756 AND FILED AS LR2733827.
- EASEMENT OVER THE SOUTH 25.00 FEET AND THE WEST 25.00 FEET OF THE LAND FOR SEWER AND WATER PURPOSES AS SHOWN ON AFORESAID PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 22583756 AND FILED AS LR2733827.
- EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY AND ITS SUCCESSORS AND ASSIGNS, TO INSTALL, MAINTAIN, RELOCATE, RENEW AND REMOVE GAS MAINS AND APPURTENANCES SET FORTH IN THE PLAT RECORDED AS DOCUMENT NO. 22583756 AND FILED AS LR2733827.
- EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, RENEW OPERATE AND MAINTAIN EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT SET FORTH IN THE PLAT RECORDED AS DOCUMENT NO. 22583756 AND FILED AS DOCUMENT LR2733827, AFFECTING THE NORTH 15.00 FEET AND SOUTH 25.00 FEET AND WEST 25.00 FEET OF THE LAND.
- RIGHTS OF WAY FOR RAILROAD SWITCH AND SPUR TRACKS, AS DISCLOSED BY AN INSPECTION OF THE PROPERTY.
- ENCROACHMENT OF THE CONCRETE CURBS AND GUTTERS LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 2.58 FEET, AS DISCLOSED BY AN INSPECTION OF THE PROPERTY.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

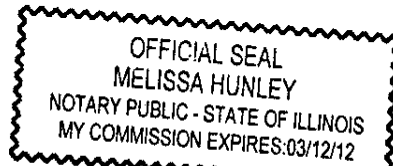
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12/7/09 2009

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said _____ this 7 day of December, 2009
Notary Public Melissa Hunley



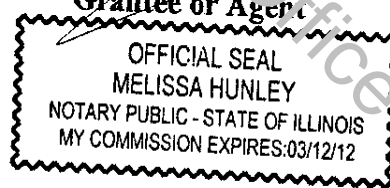
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12/7/09 2009

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said _____ this 7 day of December, 2009
Notary Public Melissa Hunley



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)