



Doc#: 1006315058 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/04/2010 02:45 PM Pg: 1 of 8

This instrument prepared by and after  
~~recording return to:~~

Michele E. Williams, Esq.  
DLA Piper LLP (US)  
500 Eighth Street, NW  
Washington, D.C. 20004



This space reserved for Recorder's use only.

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made, entered into and effective as of the 19 day of February, 2010, by CLARE'S BOUTIQUES, INC., a Colorado corporation, ("Grantor"), having an address at 2400 West Central Road, Hoffman Estates, Illinois 60192, to AGNL BLING, L.L.C., a Delaware limited liability company ("Grantee"), having an address c/o Angelo, Gordon & Co., L.P., 245 Park Avenue, 26th Floor, New York, New York 10167-0094.

For and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, Grantor, by these presents, does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIENATE, SELL AND CONVEY to Grantee, and its successors and assigns, the real property as more expressly defined in Exhibit A attached hereto and made a part hereof, and all improvements thereon, situated in the County of Cook, in the State of Illinois, together with all and singular hereditaments and appurtenances belonging thereunto, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances (collectively, the "Property").

**TO HAVE AND TO HOLD** the Property, with all the appurtenances, unto Grantee, forever.

Real Estate Tax No.(s):

01-36-300-003-0000

Property Address: S Y

2400 West Central Road

Hoffman Estates, Illinois P 8

Future Taxes to:  
AGNL Bling, LLC  
c/o Angelo, Gordon & Co., L.P.  
245 Park Avneue, 26th Floor  
New York, New York 10167-0094  
Attn: Cristina Kloss

09273857 - Accomodation  
Return Documents to:  
Law Title-National Division  
2000 W. Gaena Blvd. # 105  
Aurora, IL 60506

|     |   |
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| S   | Y |
| P   | 8 |
| S   | N |
| M   | N |
| SC  | Y |
| E   | Y |
| INT | R |


# UNOFFICIAL COPY

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors and assigns that Grantor has not done or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein expressly recited; and that Grantor is lawfully seized of the Property in fee simple; and that it has good right and lawful authority to sell and convey the Property; and that it WILL FOREVER WARRANT AND DEFEND the Property against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters listed on Exhibit B attached hereto and made a part hereof.

[Signature and acknowledgement on following page]

STATE TAX

STATE OF ILLINOIS



MAR.-4.10


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000052394

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 1805.500                 |
| FP 103037                |

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAR.-4.10

REVENUE STAMP

# 0000064689

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 09027.50                 |
| FP 103042                |

# UNOFFICIAL COPY

IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the date first above written.

CLAIRE'S BOUTIQUES, INC.,  
a Colorado corporation,

By: \_\_\_\_\_

Name: Per Brodin

Title: Senior Vice President and Chief Financial Officer

STATE OF ILLINOIS )

) SS.

COUNTY OF COOK )

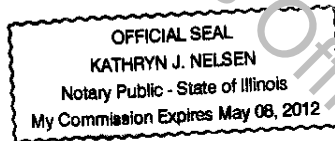
I, Kathryn J. Nelsen, a Notary Public in and for said County in the State aforesaid, do hereby certify that Per Brodin the Senior Vice President and Chief Financial Officer of CLAIRE'S BOUTIQUES, INC., a Colorado corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said CLAIRE'S BOUTIQUES, INC., for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 17th day of February, 2010.

Kathryn J. Nelsen  
Notary Public

My Commission expires:

May 08, 2012



**UNOFFICIAL COPY****EXHIBIT A**

LEGAL DESCRIPTION  
 2400 West Central Road  
 Hoffman Estates, Cook County, Illinois

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART WITHIN RELOCATED BARRINGTON ROAD AND EXCEPT THAT PART THEREOF DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION OF 168.32 FEET TO A POINT; THENCE TURNING AN ANGLE RIGHT OF 123 DEGREES 21 MINUTES WITH THE LAST DESCRIBED LINE EXTENDED AND RUNNING SOUTHEASTERLY A DISTANCE OF 306.17 FEET TO A POINT ON THE SOUTH LINE OF SECTION 36; THENCE WESTERLY ALONG THE SOUTH LINE A DISTANCE OF 255.76 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS,

AND FURTHER EXCEPTING THEREFROM THE FOLLOWING FOUR PARCELS OF LAND:

## EXCEPTION PARCEL 1:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DRAWN FROM A POINT ON THE WEST LINE THEREOF, A DISTANCE OF 963.50 FEET NORTH OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE EAST LINE THEREOF, 957.54 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, (EXCEPTING THEREFROM THAT PART THEREOF TAKEN AND USED FOR ORIGINAL BARRINGTON ROAD AND EXCEPTING THAT PART TAKEN FOR RELOCATED BARRINGTON ROAD ACCORDING TO DOCUMENT 11172686), IN COOK COUNTY, ILLINOIS;

## EXCEPTION PARCEL 2:

ALL THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY AND STATE AFORESAID; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 255.76 FEET FOR A POINT OF BEGINNING; THENCE-EASTERLY ALONG SAID LINE A DISTANCE OF 300.00 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 175 DEGREES 14 MINUTES 30 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 344.62 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 151 DEGREES 24 MINUTES 30 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## EXCEPTION PARCEL 3:

Exhibit A

# UNOFFICIAL COPY

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 11 MINUTES 21 SECONDS EAST ALONG THE EAST LINE OF SAID WEST HALF 52.16 FEET TO THE POINT OF BEGINNING, BEING ALSO A POINT IN THE NORTHERLY LINE OF A PERMANENT EASEMENT GRANTED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY PER CONVEYANCE RECORDED SEPTEMBER 30, 1974 AS DOCUMENT NO. 22862741 IN SAID COUNTY; THENCE NORTH 87 DEGREES 14 MINUTES 21 SECONDS WEST ALONG SAID NORTHERLY, LINE 650.20 FEET; THENCE NORTH 72 DEGREES 56 MINUTES 57 SECONDS WEST ALONG THE NORTHERLY LINE OF A PERPETUAL EASEMENT (GRANTED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION PER CONVEYANCE RECORDED FEBRUARY 21, 1957 AS DOCUMENT NO. 16831935 IN SAID COUNTY) A DISTANCE OF 72.36 FEET; THENCE SOUTH 85 DEGREES 49 MINUTES 07 SECONDS EAST 720.65 FEET TO THE POINT OF BEGINNING.

#### EXCEPTION PARCEL 4:

ALL THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DEDICATED FOR PUBLIC STREET AND OTHER PUBLIC PURPOSES ACCORDING TO THE PLAT OF DEDICATION RECORDED MAY 12, 1999 AS DOCUMENT 99459271, IN COOK COUNTY, ILLINOIS.

AND ALSO AS DESCRIBED BY METES AND BOUND DESCRIPTION IN SURVEY DONE BY BOCK & CLARK'S NATIONAL SURVEYOR'S NETWORK DATED NOVEMBER 25, 2009 AND LAST REVISED DECEMBER 9, 2009 AS NETWORK PROJECT NO. 200901306-1:

ALL THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 00 DEGREES 15 MINUTES 24 SECONDS EAST 963.50 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 44 MINUTES 38 SECONDS EAST 40.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 44 MINUTES 38 SECONDS EAST 1244.12 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 21 SECONDS WEST 903.12 FEET ALONG THE WEST RIGHT OF WAY LINE OF EAGLE WAY, DEDICATED PER DOCUMENT 9945921; THENCE NORTH 85 DEGREES 49 MINUTES 07 SECONDS WEST 687.46 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL AVENUE PER DOCUMENT 89-411459; THENCE NORTH 72 DEGREES 44 MINUTES 19 SECONDS WEST 472.28 FEET TO A POINT ON A CURVE; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 299.84 FEET, HAVING A RADIUS OF 398.00 FEET AND A CHORD BEARING OF NORTH 21 DEGREES 19 MINUTES 32 SECONDS WEST; THENCE NORTH 00 DEGREES 15 MINUTES 24 SECONDS EAST 445.67 FEET ALONG THE EAST RIGHT OF WAY LINE OF BARRINGTON ROAD, TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Exhibit A

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS

- 1 GENERAL REAL ESTATE TAXES FOR THE YEAR 2009 AND YEARS THEREAFTER WHICH ARE A LIEN, NOT YET DUE OR PAYABLE.  
FOR INFORMATION ONLY TAX IDENTIFICATION NUMBER: 01-36-300-003-0000
2. GRANT OF EASEMENT FROM PFIZER INC. TO THE VILLAGE OF HOFFMAN ESTATES, FOR PUBLIC UTILITIES, RECORDED DECEMBER 7, 1982 AS DOCUMENT 26432488, AND THE TERM AND PROVISIONS THEREOF.
3. GRANT OF EASEMENT FROM PFIZER INC. TO THE VILLAGE OF HOFFMAN ESTATES, FOR PUBLIC UTILITIES, RECORDED DECEMBER 7, 1982 AS DOCUMENT 26432489, AND THE TERMS AND PROVISIONS THEREOF.
4. SEWER, DRAINAGE AND CONSTRUCTION EASEMENT AGREEMENT MADE AUGUST 1, 1989 BY AND BETWEEN PFIZER, INC., AND SI DES PLAINES, INC., A DELAWARE CORPORATION RECORDED AUGUST 16, 1989 AS DOCUMENT 89381186, AND THE TERMS AND PROVISIONS THEREOF.
5. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR ROAD PURPOSES.
6. PLAT OF DEDICATION FOR PUBLIC STREET AND OTHER PUBLIC PURPOSES RECORDED MAY 12, 1999 AS DOCUMENT 99459271.
7. PLAT OF EASEMENT FOR PUBLIC UTILITIES RECORDED MAY 12, 1999 AS DOCUMENT 99459273.
8. EASEMENT AGREEMENT DATED NOVEMBER 5, 1998 AND RECORDED FEBRUARY 25, 1999 AS DOCUMENT 99188442 MADE BY AND BETWEEN SI DES PLAINES, INC., A DELAWARE CORPORATION AND CLAIRE'S STORES, INC., A DELAWARE CORPORATION, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
9. GRANT OF EASEMENT TO AT&T CORPORATION FOR USE OF TRANSMISSION SIGNALS RECORDED OCTOBER 29, 2008 AS DOCUMENT NUMBER 0830355097.
10. ENCROACHMENT OF THE BUILDING OVER THE UTILITY EASEMENT RECORDED AS DOCUMENT 26432489 AS DISCLOSED ON THE SURVEY PREPARED BY JAMES L. HARPOLE, OF BOCK & CLARK'S NATIONAL SURVEYORS NETWORK DATED NOVEMBER 25, 2009, LAST REVISED DECEMBER 9, 2009, DESIGNATED JOB NO. 200901306-1.
11. ENCROACHMENT OF THE BUILDING OVER THE UTILITY EASEMENT RECORDED AS DOCUMENT 99459273 AS DISCLOSED ON THE SURVEY PREPARED BY JAMES L. HARPOLE, OF BOCK & CLARK'S NATIONAL SURVEYORS NETWORK DATED NOVEMBER 25, 2009, LAST REVISED DECEMBER 9, 2009, DESIGNATED JOB NO. 200901306-1.
12. ENCROACHMENT OF THE CURB LOCATED MAINLY ON THE LAND OVER AND UNTO PROPERTY WEST AND ADJOINING BY APPROXIMATELY 7.58 FEET AS DISCLOSED ON THE SURVEY PREPARED BY JAMES L. HARPOLE, OF BOCK & CLARK'S NATIONAL SURVEYORS NETWORK DATED NOVEMBER 25, 2009, LAST REVISED DECEMBER 9, 2009, DESIGNATED JOB NO. 200901306-1.
13. ENCROACHMENT OF THE CURB LOCATED MAINLY ON THE LAND OVER AND UNTO PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 1.08 FEET AS DISCLOSED ON THE SURVEY PREPARED BY JAMES L. HARPOLE, OF BOCK & CLARK'S NATIONAL SURVEYORS NETWORK DATED NOVEMBER 25, 2009, LAST REVISED DECEMBER 9, 2009 DESIGNATED JOB NO. 200901306-1.
14. ENCROACHMENT OF THE CURB LOCATED MAINLY ON THE LAND OVER AND UNTO PROPERTY SOUTHWEST AND ADJOINING BY APPROXIMATELY 5.93 FEET AS DISCLOSED ON THE SURVEY PREPARED BY JAMES L. HARPOLE, OF BOCK & CLARK'S NATIONAL SURVEYORS NETWORK DATED NOVEMBER 25, 2009, LAST REVISED DECEMBER 9, 2009 DESIGNATED JOB NO. 200901306-1.

Exhibit B

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15. ENCROACHMENT OF THE CURB LOCATED MAINLY ON THE LAND OVER AND UNTO PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 1.20 FEET AS DISCLOSED ON THE SURVEY PREPARED BY JAMES L. HARPOLE, OF BOCK & CLARK'S NATIONAL SURVEYORS NETWORK DATED NOVEMBER 25, 2009, LAST REVISED DECEMBER 9, 2009 DESIGNATED JOB NO. 200901306-1.
16. SUBJECT TO LEASE FROM AGNL BLING, INC. TO CLAIRE'S, INC. DATED FEBRUARY \_\_\_\_, 2010 AND A MEMORANDUM OF SAID LEASE DATED FEBRUARY \_\_\_\_, 2010 AND TO BE RECORDED.

Property of Cook County Clerk's Office

Exhibit B

**UNOFFICIAL COPY**  
**LAW TITLE INSURANCE COMPANY, INC.**  
**PLAT ACT AFFIDAVIT-METES AND BOUNDS DESCRIPTION**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

J. Per Brodin, being the SVP/CFO of Claire's Boutiques, Inc., a Colorado corporation (the "Owner"), and being duly sworn on oath, states that the Owner is the record title owner of the premises located at 2400 West Central Road, Hoffman Estates, Illinois as more particularly described in the attached deed.

And further states that: (Please check appropriate box)

- A.  the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being part of a larger tract of land; or
- B.  That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons:
  1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
  2. 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.
  3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
  4. The conveyance of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
  5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
  6. The conveyance of land for highway or public purpose 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.
  7. The conveyance is made to correct descriptions in prior conveyances.
  8. 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, 1957, and not involving any new streets or easements of access.
  9. 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, 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.

AFFIANT further states that he/she makes this Affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

**CLAIRE'S BOUTIQUES, INC.,**  
a Colorado corporation

By: [Signature]  
Name: J. Per Brodin  
Title: Senior Vice President & Chief Financial Officer

SUBSCRIBED AND SWORN to before me this 17th day of February, 2010.

[Signature]  
Notary Public

