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Doc#: 1015933079 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/08/2010 11:16 AM Pg: 1 of 6

844410740328

UPON RECORDING RETURN TO:

Chicago Title Insurance Company
2001 Bryan Street, Suite 1700
Dallas, Texas 75201
Attn: Ms. Kerri Majors

THIS INSTRUMENT PREPARED BY:

Ben Browder, Esq.
c/o Hunton & Williams LLP
1445 Ross Avenue, Suite 3700
Dallas, Texas 75202

SPECIAL WARRANTY DEED

STATE OF ILLINOIS §

COUNTY OF COOK §

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

THAT, DISPROPCO, LLC, a Delaware limited liability company ("Grantor"), having an address of 2711 N. Haskell Avenue, Suite 1800, Dallas, Texas 75204, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has Grante~~d~~, Sold, and Conveyed, and by these presents does Grant, Sell, and Convey, unto 115 RAND ROAD LLC, an Illinois limited liability company ("Grantee"), having an address of 1400 16th Street, Suite 175, Oak Brook, Illinois 60523, (i) all that real property situated in the County of Cook, State of Illinois, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, (ii) together with all improvements and related amenities located in and on such real property, (iii) easements, if any, benefiting such real property, and (iv) all rights and appurtenances, if any, pertaining to such real property, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (collectively, the "Property").

This Deed is made and accepted expressly subject to the matters set forth in Exhibit B attached hereto and made a part hereof for all purposes (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, together with all and singular the rights and appurtenances belonging in any way to the Property, unto the said Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property, subject to the

Store No. 5804

1 Box 400-CTCC

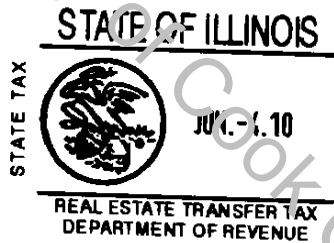
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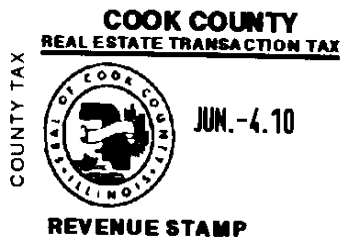
Permitted Encumbrances, to Grantee, its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, by, through, or under Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office



# 0000000466	REAL ESTATE TRANSFER TAX
	0100000
	FP 103024



# 0000000468	REAL ESTATE TRANSFER TAX
	0050000
	FP 103022

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IN WITNESS WHEREOF, Grantor has executed this Deed to be effective as of the 28
day of May, 2010.

GRANTOR:

DISPROPCO, LLC,
a Delaware limited liability company

By: Marc L. Lipshy
Name: Marc L. Lipshy
Title: Vice President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Marc L. Lipshy, the Vice President of DISPROPCO, LLC, a Delaware limited liability company, known to me (or proved to me on oath of _____ or through _____ (description of identity card or other document)), and thereupon he acknowledged that he was authorized to execute the within instrument on behalf of said limited liability company, and that he executed said instrument as the voluntary act of the said limited liability company, and for the purposes and consideration expressed therein and in the capacity stated therein.

Given under my hand and seal of office this 26th day of May, A. D., 2010.

(Seal)



Janet M. Doyen Notary Public
(signature of Notary Public)

My Commission Expires: 1-6-14

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EXHIBIT A

Legal Description

PARCEL 1:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, LYING SOUTH OF THE CENTER LINE OF RAND ROAD, ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTER OF RAND ROAD THAT IS 1,350 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTER OF SAID ROAD WITH THE EAST LINE OF THE 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 SOUTHEASTERLY ALONG THE CENTER LINE OF SAID RAND ROAD 421.3 FEET TO A POINT THAT IS 928.7 FEET NORTHWESTERLY OF THE INTERSECTION WITH SAID EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4; THENCE SOUTHWESTERLY 50.0 FEET ON A LINE NORMAL TO RAND ROAD TO A POINT OF BEGINNING; THENCE, CONTINUING SOUTHWESTERLY 230 FEET ON A LINE NORMAL TO RAND ROAD TO A POINT; THENCE, NORTHWESTERLY 175 FEET ALONG A LINE PARALLEL TO CENTER LINE OF RAND ROAD TO A POINT; THENCE NORTHEASTERLY 230 FEET ALONG A LINE NORMAL TO RAND ROAD TO A POINT; THENCE SOUTHEASTERLY 175 FEET ALONG A LINE PARALLEL WITH AND 50 FEET SOUTHWESTERLY OF THE CENTER LINE OF RAND ROAD TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO DESCRIBED AS LOT 1 OF HARDEE'S RAND ROAD SUBDIVISION OF PARTS OF THE WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 17 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, LYING SOUTHWESTERLY OF THE CENTER LINE OF RAND ROAD, ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT RECORDED JULY 16, 1986 AS DOCUMENT NUMBER 86297345, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR PARKING, PEDESTRIAN TRAFFIC AND WALKWAYS, VEHICULAR ACCESS AND ROADWAYS, AND UTILITIES, AS GRANTED IN DEED RECORDED MAY 21, 1986 AS DOCUMENT NUMBER 86203430, PART OF WHICH IS A 65 FOOT EASTMENT FOR INGRESS AND EGRESS REFLECTED ON THE PLAT OF SUBDIVISION OF HARDEE'S RAND ROAD SUBDIVISION RECORDED JULY 16, 1986 AS DOCUMENT NUMBER 86297345, AND AS AMENDED AND SUPPLEMENTED AND GRANTED BY AGREEMENT OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 22, 1986 AS DOCUMENT NUMBER 86308674, IN COOK COUNTY, ILLINOIS.

Property Address: 115 Rand Road, Arlington Heights, Illinois 60004

Tax Parcel No.: 03-17-302-064-0000

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EXHIBIT B

Permitted Encumbrances

1. Standby fees, taxes and assessments by any taxing authority for the year 2010, and for subsequent years.
2. Any and all matters which would be disclosed by a current, accurate survey and/or visual inspection of the Property.
3. Agreement made by and between the Bank of Ravenswood as Trustee under Trust Number 25-6836 and the Village of Arlington Heights relating to the sidewalk located on the northerly line of the land and other property dated May 5, 1986 and recorded May 20, 1986 as Document 86200217, and the covenants, conditions and agreements therein contained.
4. Terms, provisions and conditions contained in the Ordinance recorded April 22, 1992 as Document 92269475.
5. Agreement of Easements, Covenants, Conditions and Restriction dated July 21, 1986 and recorded July 22, 1986 as Document No. 86308674 made by and between Bank of Ravenswood, an Illinois banking corporation, not personally but solely as Trustee pursuant to Trust Agreement dated December 18, 1984 and known as Trust Number 25-6836 and Harcon Foods, Inc., an Illinois corporation.
6. Easement for PU and sidewalk as shown on the plat of subdivision of Hardee's Rand Road Subdivision recorded as Document 86297345 (affects the Northeasterly 20 feet of the land). Depicted on the survey, prepared by Sarko Engineering Inc., Project No. 2010000090-001, dated February 2, 2010.
7. Easement in favor of the Illinois Bell Telephone Company and the Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 86297345 (affecting the northeasterly 20 feet of Parcel 1 and also affects Parcel 2 of the land). Depicted on the survey, prepared by Sarko Engineering Inc., Project No. 2010000090-001, dated February 2, 2010.
8. Utility and drainage easement provisions contained in the plat of subdivision recorded as document 86297345 (affects northeasterly 20 feet of Parcel 1 and also affects Parcel 2).
9. Terms, provisions, covenants and conditions contained in and rights and obligations created by Arlington Annex Onsite Utility and Roadway Agreement recorded September 27, 1985 as Document 85208638 made by and between Bank of Ravenswood, as Trustee under Trust Agreement dated December 18, 1985 and known as Trust No. 25-6836 and the Village of Arlington Heights and the Arlington Annex-Harcon Foods, Inc., Onsite Utility and Roadway Agreement recorded July 22, 1986 as Document 86308334

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by and between Harcon Foods, Inc., and Bank of Ravenswood as Trustee under Trust Agreement dated December 18, 1985 and known as Trust No. 25-6836.

- 10. Rights of public and quasi-public utility companies in and to the land by virtue of underground Com Ed Electric lines, storm catch basins, 8" sanitary sewer lines, 6" private water line, electric lines, electric transformer, electric meter and gas meter, all as depicted on the survey prepared by Sarko Engineering Inc., Project No. 2010000090-001, dated February 2, 2010.

Property of Cook County Clerk's Office
 COOK COUNTY
 RECORDER OF DEEDS
 SCANNED BY _____