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Doc#: 1023541028 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/23/2010 03:19 PM Pg: 1 of 10

(1)
**SPECIAL WARRANTY DEED
(Illinois)**

After Recording, Please Return To:

Kevin M. Gensler
Dommermuth, Brestal, Cobine & West, Ltd.
123 Water Street, P.O. Box 565
Naperville, IL 60566

Send Subsequent Tax Bills To:

Lakes of Schaumburg, LLC
401 S. Main Street, #300
Naperville, IL 60540

Above Space for Recorder's Use Only

THIS SPECIAL WARRANTY DEED, made as of this 20th day of August, 2010, by **CREA-Lakes of Schaumburg, LLC**, a Delaware limited liability company ("**Grantor**") and **Lakes of Schaumburg, LLC**, a Delaware limited liability company ("**Grantee**"), whose mailing address is 401 S. Main Street, #300, Naperville, Illinois 60540. WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, and to their successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit.

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART OF HEREOF.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise 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 the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

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Permanent Real Estate Number(s): 02-34-102-061-0000, 02-34-102-062-0000

Address of real estate: 801 Belinder Lane, Schaumburg, Illinois, 60173

[Signature Page To Follow]

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN LAKES OF SCHAUMBURG UNIT 1, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1988 AS DOCUMENT 88109929, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY AGREEMENT FOR EASEMENT FOR INGRESS-AND EGRESS MADE BY AND BETWEEN LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 11, 1983 AND KNOWN AS TRUST NUMBER 106065 AND LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 12, 1986 AND KNOWN AS TRUST NUMBER 111756 DATED DECEMBER 22, 1986 AND RECORDED DECEMBER 24, 1986 AS DOCUMENT 86617621 OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF PLUM GROVE ROAD AS WIDENED, ACCORDING TO THE PLAT OF DEDICATION THEREOF RECORDED DECEMBER 21, 1979 AS DOCUMENT 25291060, SAID WESTERLY LINE BEING A LINE 90.00 FEET, AS MEASURED AT RIGHT ANGLES, WESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF LOT 1, AS STAKED AND MONUMENTED, IN OLD PLUM GROVE SUBDIVISION OF PART OF SAID SECTION 34, ACCORDING TO THE PLAT OF SAID OLD PLUM GROVE SUBDIVISION RECORDED MAY 25, 1943 AS DOCUMENT 13080952, WITH THE SOUTHERLY LINE OF OLD PLUM GROVE ROAD AS WIDENED, ACCORDING TO THE PLAT OF DEDICATION THEREOF RECORDED DECEMBER 21, 1979 AS DOCUMENT 25291060, SAID SOUTHERLY LINE OF OLD PLUM GROVE ROAD (ALSO KNOWN AS HARTUNG ROAD) BEING A LINE 34.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF 66 FEET WIDE OLD PLUM GROVE ROAD; THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG SAID SOUTHERLY LINE OF OLD PLUM GROVE ROAD AS WIDENED, 1119.26 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG SAID SOUTHERLY LINE OF OLD PLUM GROVE ROAD AS WIDENED, 36.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, 393.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, 36.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST, 393.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

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PARCEL 3:

LOT 1 IN LAKES OF SCHAUMBURG UNIT 2, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1988 AS DOCUMENT 88479427, IN COOK COUNTY, ILLINOIS.

P.I.N.(s): 02-34-102-061-0000, 02-34-102-062-0000

COMMON ADDRESS OF PROPERTY: 801 BELINDER LANE, SCHAUMBURG, IL 60173

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EXHIBIT B

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES FOR THE YEAR(S) 2009 (SECOND INSTALLMENT) AND 2010, NONE CURRENTLY DUE AND PAYABLE.
2. RIGHTS OF TENANTS-IN-POSSESSION, AS TENANTS ONLY, PURSUANT TO UNRECORDED LEASES.
3. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE AGREEMENT FOR EASEMENT FOR INGRESS AND EGRESS MADE BY AND BETWEEN LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 11, 1983 AND KNOWN AS TRUST NO. 106065 AND LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 12, 1986 AND KNOWN AS TRUST NUMBER 111756, DATED DECEMBER 22, 1986 AND RECORDED DECEMBER 24, 1986 AS DOCUMENT 86617621 IN COOK COUNTY, ILLINOIS.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
4. TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF PROTECTIVE COVENANTS DATED MAY 22, 1979 AND RECORDED JUNE 21, 1979 AS DOCUMENT 25016002 MADE BY SHELL OIL COMPANY REGARDING STORM SEWER AND RELATED PONDS.

(AFFECTS ALL)
5. EASEMENT OVER PART OF THE EASTERLY 10 FEET OF THE LAND, IN FAVOR OF MT. PROSPECT STATE BANK AS TRUSTEE UNDER TRUST NUMBER 1336, FOR STORM SEWER, RECORDED AUGUST 23, 1984 AS DOCUMENT NUMBER 27227041, AND THE COVENANTS, CONDITIONS, AND AGREEMENTS THEREIN CONTAINED.

(AFFECTS PARCEL 1)
6. RECIPROCAL AGREEMENT OF EASEMENT FOR INGRESS AND EGRESS DATED FEBRUARY 23, 1987 AND RECORDED FEBRUARY 25, 1987 AS DOCUMENT 87107122 MADE BY AND BETWEEN LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 8, 1986 AND KNOWN AS TRUST NUMBER 111434 AND LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 12, 1986 AND KNOWN AS TRUST NUMBER 111756 AND OF ALL COVENANTS AND AGREEMENTS CONTAINED THEREIN.

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(AFFECTS ALL)

7. 30 FOOT BUILDING SETBACK LINE OVER THE NORTH LINE OF THE LAND AS SHOWN ON THE PLAT OF LAKES OF SCHAUMBURG UNIT 1, RECORDED MARCH 16, 1988 AS DOCUMENT 88109929.

(AFFECTS PARCEL 1)

8. A 30 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT OVER THE NORTH LINE OF THE LAND AS SHOWN ON THE PLAT OF LAKES OF SCHAUMBURG, UNIT 1 RECORDED MARCH 16, 1988 AS DOCUMENT 88109929.

(AFFECTS PARCEL 1)

9. 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS OVER VARIOUS PORTIONS OF THE LAND, AS SHOWN ON THE PLAT OF LAKES OF SCHAUMBURG UNIT 1 RECORDED MARCH 16, 1988 AS DOCUMENT 88109929.

(AFFECTS PARCEL 1)

10. A 15 FOOT BIKE PATH EASEMENT RESERVED AND GRANTED TO THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, AND ITS SUCCESSORS AND ASSIGNS, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED MARCH 16, 1988 AS DOCUMENT 88109929.

(AFFECTS PARCEL 1)

11. EASEMENT AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED MARCH 16, 1988 AS DOCUMENT 88109929.

(AFFECTS PARCEL 1)

12. AN EASEMENT OVER VARIOUS PORTIONS OF THE LAND, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED MARCH 16, 1988 AS DOCUMENT 88109929.

(AFFECTS PARCEL 1)

13. AN EASEMENT GRANTED TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF SCHAUMBURG, INCLUDING, BUT NOT LIMITED TO COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY AND CABELNET OF ILLINOIS, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM

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TIME TO TIME, FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS AND GAS MAINS IN, OVER, UNDER, ACROSS, ALONG AND UPON ALL AREAS SHOWN ON SAID PLAT OF SUBDIVISION RECORDED MARCH 16, 1988 AS DOCUMENT 88109929.

(AFFECTS PARCEL 1)

14. AN EASEMENT RESERVED AND GRANTED TO THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS AND ITS SUCCESSORS AND ASSIGNS, OVER CERTAIN PORTIONS OF THE LAND, RECORDED MARCH 16, 1988 AS DOCUMENT 88109929.

(AFFECTS PARCEL 1)

15. COVENANTS AND RESTRICTIONS AS CONTAINED IN THE PLAT OF LAKES OF SCHAUMBURG UNIT 1, RECORDED MARCH 16, 1988 AS DOCUMENT 88109929.

(AFFECTS PARCEL 1)

16. PUBLIC EASEMENT OVER A PORTION OF LOT 1 AFORESAID, AS SHOWN ON SAID PLAT OF SCHAUMBURG UNIT 1 SUBDIVISION RECORDED MARCH 16, 1988 AS DOCUMENT 88109929 OVER AREAS EXCEPT THOSE PORTIONS OF SAID LOT WHICH ARE DENOTED AS "NON-EASEMENT AREAS" OF INDIVIDUAL BUILDING PADS.

(AFFECTS PARCEL 1)

17. STORM SEWER EASEMENT CREATED BY RESERVATION OF EASEMENT CONTAINED IN DEED FROM SHELL OIL COMPANY TO FRANK R. STAPE BUILDER INC., DATED MAY 29, 1979 AND RECORDED JUNE 21, 1979 AS DOCUMENT 25016003.

(AFFECTS PARCEL 3)

18. A 30 FOOT BUILDING SETBACK LINE OVER THE EAST LINE OF THE LAND AS SHOWN ON THE PLAT OF SCHAUMBURG, UNIT 2, SUBDIVISION, RECORDED OCTOBER 18, 1988 AS DOCUMENT 88479427.

(AFFECTS PARCEL 3)

19. A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT OVER THE EAST LINE OF THE LAND AS SHOWN ON THE PLAT OF SCHAUMBURG UNIT 2 SUBDIVISION RECORDED OCTOBER 18, 1988 AS DOCUMENT 88479427.

(AFFECTS PARCEL 3)

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20. A 15 FOOT BIKE PATH EASEMENT GRANTED TO THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, AND ITS SUCCESSORS AND ASSIGNS, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED OCTOBER 18, 1988 AS DOCUMENT 88479427.

(AFFECTS PARCEL 3)

21. EASEMENT GRANTED TO CABLENET OF ILLINOIS, INC., THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY AND THE VILLAGE OF SCHAUMBURG AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, SHOWN ON THE PLAT OF SUBDIVISION RECORDED OCTOBER 18, 1988 AS DOCUMENT 88479427.

(AFFECTS PARCEL 3)

22. AN EASEMENT GRANTED TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF SCHAUMBURG, INCLUDING, BUT NOT LIMITED TO COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY AND CABLENET OF ILLINOIS, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS AND GAS MAINS IN, OVER, UNDER, ACROSS, ALONG AND UPON AREAS SHOWN ON SAID PLAT OF SUBDIVISION RECORDED OCTOBER 18, 1988 AS DOCUMENT 88479427.

(AFFECTS PARCEL 3)

23. EASEMENT OVER A PORTION OF LOT 1 AFORESAID, AS SHOWN ON SAID PLAT OF SCHAUMBURG UNIT 2 SUBDIVISION OVER AREAS EXCEPT THOSE PORTIONS OF SAID LOT WHICH ARE DENOTED AS "NON-EASEMENT AREAS" OF INDIVIDUAL BUILDING PADS.

(AFFECTS PARCEL 3)

24. EASEMENT AS DISCLOSED BY RETENTION POND ALONG THE NORTHERLY PORTION OF LOT 1 AS DEPICTED ON THE PLAT OF SUBDIVISION AFORESAID.

(AFFECTS PARCEL 3)

25. MATTERS DEPICTED ON THAT SURVEY BY EDWARD M. MOLLOY AND ASSOCIATES, LTD., DATED JULY 14, 2010, AS ORDER NO. 2010-0180 AS FOLLOWS;

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1. POSSIBLE EASEMENT RIGHTS NOTED BY THOSE SANITARY SEWERS, WATER MAINS, ELECTRIC TRANSFORMERS, STREET LIGHTS, UTILITY POLES, OVERHEAD WIRES, TELEPHONE PEDESTAL, AIR CONDITIONER UNIT, AND FIRE HYDRANTS AND GAS METERS.

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