

# UNOFFICIAL COPY



Doc#: 1030129104 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/28/2010 02:58 PM Pg: 1 of 5

## SPECIAL WARRANTY DEED

The Grantor, Wiley Industrial, L.L.C., an Illinois limited liability company, of the Village of Schaumburg, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to the following Grantee:

Wiley Road Industrial Park, LP, a California Limited Partnership  
188 N. Euclid Ave., 2nd Floor  
P.O. Box 1398  
Upland, CA 91785

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof for legal description

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, or to claim the same, by, through or under it.

SUBJECT TO: General real estate taxes for 2009 (2nd installment) and subsequent years and to those matters listed on Exhibit B attached hereto and made a part hereof.


Permanent Index Number (PIN): 07-12-100-015-000

Address(es) or Real Estate: 1261 Wiley Road, Schaumburg, Illinois

DATED this 28th day of October, 2010

Wiley Industrial, L.L.C., an Illinois limited liability company

By: Finch & Barry Realty, L.L.C., a Colorado limited liability company, its Manager

By:   
Leroy Finch, Manager

VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX

17275 / 4,550.00

First American Title Order # NCS 443915 1 of 4

\$

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State of Illinois,  
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Leroy Finch, the Manager of Finch & Barry Realty, L.L.C., the Manager of Wiley Industrial, L.L.C. 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, sealed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of Finch & Barry Realty, L.L.C. and Wiley Industrial, L.L.C. for the uses and purposes therein set forth.



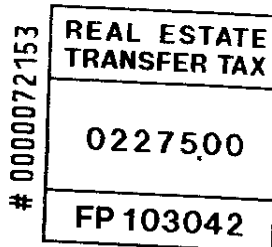
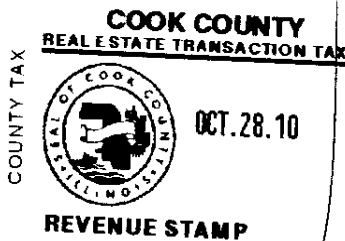
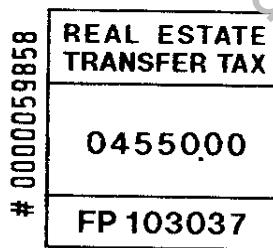
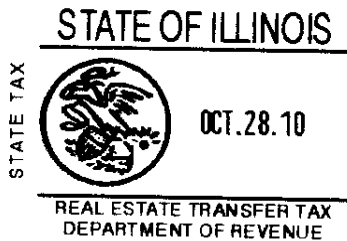
Given under my hand and official seal, this 22 day of October

Commission expires Sally Cycholl-Paterson

This instrument was prepared by David B. Aufrecht, 65 E. Wacker Place, Suite 2300, Chicago, Illinois, 60601

Mail to:  
Wiley Road Industrial Park, LP  
188 N. Euclid Ave., 2nd Floor  
Upland, CA 91785

Send Subsequent Tax Bills to:  
Wiley Road Industrial Park, LP  
188 N. Euclid Ave., 2nd Floor  
P.O. Box 398  
Upland, CA 91785



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EXHIBIT H

PARCEL 1:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 AND RUNNING THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 119.36 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING EASTERLY ALONG SAID SOUTH LINE, 394.52 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID SECTION 486.76 FEET TO A LINE DRAWN 165.0 FEET SOUTHERLY OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE, 399.12 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE OF THE NORTHWEST 1/4, 548.20 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 TO INSTALL, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, ALTER, REPLACE AND REMOVE ONE ACCESS ROADWAY IN, UNDER, UPON, THROUGH AND ACROSS A STRIP OF LAND, 82.5 FEET IN WIDTH, DESCRIBED AS FOLLOWS:  
 THAT PART OF THE EAST 50 FEET OF THE WEST 523.88 FEET OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING WITHIN THE FOLLOWING DESCRIBED PREMISES: ALL THOSE PARTS OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11 AND OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE SOUTHERLY ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 385.64 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 81 DEGREES 6 MINUTES TO THE LEFT WITH THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 2310.55 FEET, AND SAID LINE BEING THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY JOHN FREISH AND ELSIE FREISH, HIS WIFE, TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION FOR A CONNECTING ROAD BETWEEN PLUM GROVE ROAD AND MEACHAM ROAD (PARCEL N-6C 68), BY WARRANTY DEED DATED APRIL 5, 1957 RECORDED APRIL 9, 1957 IN BOOK 54770 ON PAGE 59 AS DOCUMENT NUMBER 16372663; THENCE SOUTHERLY ALONG A SOUTHWESTERLY LINE OF THAT CERTAIN TRACT OF LAND SO CONVEYED BY DEED DATED APRIL 5, 1957, FORMING AN ANGLE OF 26 DEGREES 39 MINUTES 22 SECONDS WITH THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 183.89 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 153 DEGREES 20 MINUTES 38 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2461.97 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 83.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN THE NORTHERN ILLINOIS GAS COMPANY AND FIRST NATIONAL BANK OF DES PLAINES, AS

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TRUSTEE, UNDER TRUST AGREEMENT DATED OCTOBER 1, 1979 AND KNOWN AS TRUST NUMBER 96542839 DATED NOVEMBER 6, 1978 AND RECORDED OCTOBER 30, 1979 AS DOCUMENT NUMBER 25217149 AND RE-RECORDED JANUARY 21, 1980 AS DOCUMENT NUMBER 25328414, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 TO INSTALL, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, ALTER, REPAIR, REPLACE AND REMOVE A DRIVEWAY OVER THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTHERLY 82.5 FEET OF THE NORTHERLY 165 FEET ADJOINING THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN A LINE DRAWN 119.36 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12 AND A LINE DRAWN 515.89 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE AFORESAID NORTHWEST 1/4 OF SECTION 12, ALSO LYING WITHIN NORTHERN ILLINOIS GAS COMPANY 82.5 FEET WIDE DUBUQUE RIGHT-OF-WAY, PARCEL 6-68, IN SECTION, TOWNSHIP AND RANGE AFORESAID, IN COOK COUNTY, ILLINOIS, AND THAT PROPERTY LEGALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE DRAWN PARALLEL WITH AND 119.36 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12 WITH A LINE DRAWN PARALLEL WITH AND 165 FEET SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY (SAID LINE BEING THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY); THENCE NORTHERLY PARALLEL WITH SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, 83.5 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID GAS COMPANY RIGHT OF WAY; THENCE WESTERLY ON SAID NORTHERLY LINE, 30.0 FEET; THENCE SOUTHEASTERLY ON A STRAIGHT LINE TO THE PLACE OF BEGINNING, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, AS CREATED BY THE EASEMENT AGREEMENT DATED AUGUST 1, 1981 AND RECORDED AUGUST 27, 1981 AS DOCUMENT NUMBER 25981968, AS MODIFIED BY AGREEMENT DATED MARCH 1, 1982 AND RECORDED MARCH 25, 1982 AS DOCUMENT NUMBER 26182430.

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## EXHIBIT B

1. Grant of Easement recorded July 25, 2005 as document 0520603122 by and between Forest Property Partnership, their respective successors and assigns, and Comcast of Illinois IV, Inc, their respective successors and assigns.
2. Terms, provisions and conditions of an easement and maintenance agreement dated October 10, 1979 and recorded October 10, 1979 as document 25185740, made by and between the First National Bank of Des Plaines, as trustee under trust agreement dated June 16, 1978 and known as trust number 89392324 and the First National Bank of Des Plaines, as trustee under trust agreement dated November 15, 1977 and known as trust number 76812066.
3. Covenants, conditions and restrictions contained in the documents recorded as number 25185744 and 25185745.
4. Easement in favor of Illinois Bell Telephone Company its successors and assigns recorded as document 26046824.
5. Easements for public utilities upon and under the land as contained in document recorded as number 26065701.
6. Easement for water main in favor of the Village of Schaumburg as contained in document recorded as number 26487914.
7. Terms, conditions & provisions of the Easement Agreement made by and between the Northern Illinois Gas Company and First National Bank of Des Plaines, as trustee, under trust agreement dated October 1, 1979 and known as trust number 96542839 dated November 6, 1978 and recorded October 30, 1979 as document number 25217179 and re-recorded January 21, 1980 as document number 25328414, in Cook County, Illinois
8. Terms, conditions & provisions of the Easement Agreement dated August 1, 1981 and recorded August 27, 1981 as document number 25981968, as modified by agreement dated March 1, 1982 and recorded March 25, 1982 as document number 26182430.
9. Existing unrecorded leases.