

UNOFFICIAL COPY



Doc#: 1115316060 Fee: \$156.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 06/02/2011 01:51 PM Pg: 1 of 0

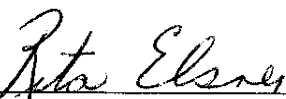
NOTICE OF ROAD TAKING

A Resolution granting the Village of Schaumburg the authority to purchase real estate located at or near Wright Boulevard for the improvement of the street by the Village of Schaumburg was approved by the Village President and Board of Trustees of the Village of Schaumburg on the 26th day of January, 2010.

The authority granted is shown on the attached document marked Exhibit "A".

OWNER'S CERTIFICATION

The undersigned, being the owner or duly authorized representative of the owner, of the real estate commonly described on the Plats attached hereto and hereby made a part of this Road Taking certifies that such Road Taking is true and correct and accepts all of the provisions and conditions set forth in the Exhibit and Plats, referenced to herein


Rita Elsher Assistant Village Attorney
of the Village of Schaumburg,
Cook County, Illinois

To: Recorder of Deeds
Please contact Lavelle Law, Ltd at 847-705-7555 after recording.

Village Resolution No. R-10-017

RECORDING FEE 156
DATE 6/2/11 COPIES 6
OK BY AE

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VILLAGE OF SCHAUMBURG

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

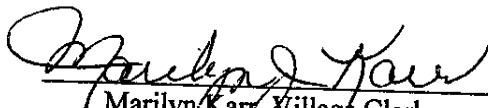
I, Marilyn Karr, DO HEREBY CERTIFY that I am the duly elected Village Clerk of the Village of Schaumburg, County of Cook and State of Illinois.

I DO FURTHER CERTIFY that the attached Resolution is a true and correct copy of Resolution 10-17 adopted by the Village President and Board of Trustees of the Village of Schaumburg on the 26th day of January, 2010, by a vote of 6 AYES and 0 NAYS 0 ABSENT; that said Resolution was adopted and filed with the Village Clerk of the Village of Schaumburg on the 26th day of January, 2010.

I DO FURTHER CERTIFY that the original of which the attached and foregoing is a true and correct copy is now on file in my office.

I DO FURTHER CERTIFY that I am the Keeper of the records, journals, entries and Resolutions of the Village of Schaumburg.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the corporate seal of the Village of Schaumburg this 4th day of MARCH 2011.


 Marilyn Karr, Village Clerk
 of the Village of Schaumburg,
 Cook County, Illinois

UNOFFICIAL COPY**RESOLUTION NO R-10-017****RESOLUTION AUTHORIZING PURCHASE OF REAL ESTATE
WRIGHT BLVD. FAU 1351**

WHEREAS, the Village of Schaumburg is desirous of purchasing property located at or near Wright Boulevard for improvement of the street; and

WHEREAS, the Village of Schaumburg has the authority to acquire land for public purposes, street and parking purposes; and

WHEREAS, in order to reconstruct the street to the Illinois Department of Transportation standards it is necessary to acquire the property; and

WHEREAS, the Village of Schaumburg is a home rule municipality and pursuant to the Illinois Constitution, Article VII, Section 6, has certain powers which it is exercising.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: That the Village Manager or designee is authorized to execute any documents necessary for the acquisition of the land listed on Exhibit "A".

SECTION TWO: The Village accepts the various conveyances of properties on Exhibit "A" as being in the interest of the Village of Schaumburg.

SECTION THREE: This Resolution shall be in full force and effect after passage and approval as required by law.

AYES: (6) Trustees: Kozak, Connelly, Sullivan, Dunham, Curcio, Madej

NAYS: (0) None

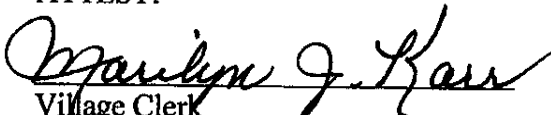
ABSENT: (0) None

PASSED AND APPROVED this 26th day of January, 2010.



VILLAGE PRESIDENT

ATTEST:



Village Clerk

APPROVED:



Assistant Village Attorney



JORGENSEN & ASSOCIATES, INC.
CONSTRUCTION and LAND SURVEYORS
Est. 1990

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State of Illinois)
) S.S.
County of Lake)

I, Christian H. Jorgensen, an Illinois Professional Land Surveyor, do hereby grant permission to the Village of Schaumburg, Cook County, Illinois, to record sheets 2 through 14 of the Plat of Highways of F.A.U. 1357 (Wright Boulevard).

Given under my hand and seal at Lake Villa, Illinois, this 6th day of October, A.D. 2010.

By: Christian H. Jorgensen
Christian H. Jorgensen, President
Illinois Professional Land Surveyor No. 35-2797
License Expiration Date: November 30, 2010



E:\COMPANY\WRIGHT BLVD PERMISSION

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Roll: Wright Blvd (FAU 1351)
 Sect: 06-00090-00-PV
 Job: R-55-001-97
 Cont: Cook
 Parcel No.: 0005
 Owner: North Star Trust Company (as successor
 to Harris NA, as successor to Roselle
 State Bank & Trust Company of
 Barrington), as Trustee under Trust No.
 11640
 Index No.: 07-33-301-027-0000
 Address: 1670 Wright Blvd., Schaumburg, IL
 60193



Doc#: 1000831048 Fee: \$42.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 01/08/2010 11:26 AM Pg: 1 of 4

Return to:

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

JAZ-CO-5631.0(1/3)

TRUSTEE'S DEED

THIS INDENTURE, made August 27, 2009, between North Star Trust Company (as successor to Harris NA, as successor to Roselle State Bank & Trust Company of Barrington), not personally but as Trustee in the exercise of its powers conferred to it under the provisions of Trust No. 11640 dated 6/26/1981, a corporation duly authorized by the Statutes of the State of Illinois to execute trusts, party of the first part, and the Village of Schaumburg, party of the second part.

Witnesseth, that the said party of the first part, in consideration of the sum of Four Thousand One Hundred Dollars (\$4,100.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged does hereby grant, convey and ^{quit claim} warrant unto the said party of the second part the following described real estate in Cook County, Illinois, to-wit:

See attached legal description

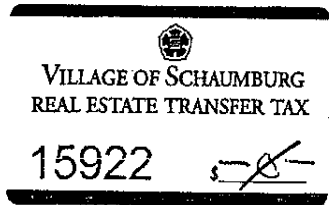
The party of the first part, without limiting the interest above granted and conveyed, does hereby acknowledge that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including any claims for diminution in value to any remaining property of the 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 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)

[Signature] 1/5/10

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In witness whereof, the party of the first part has caused its corporate name to be hereunto subscribed by the TRUST OFFICER, the day and year first above written.



North Star Trust Company, as Trustee under Trust No. 11640 dated 6/26/1981

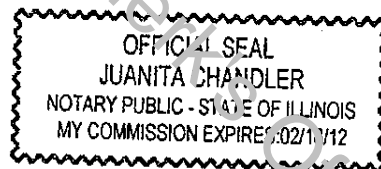
By: Laurel D. Thoma Meritza Castillo
Its: Trust Officer Trust Officer

STATE OF ILLINOIS)
COUNTY OF COOK) ss

I, Juanita Chandier, a Notary Public in and for said County in the State aforesaid, do hereby certify that Laurel D. Thoma and Meritza Castillo who is personally known to me as the Trust Officer of North Star Trust Company (the "Corporation") and to be the same person whose name is subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that he/she signed, sealed, and delivered the said instrument of writing as his/her free and voluntary act, and as the free and voluntary act of said Corporation for the uses and purposes therein set forth, pursuant to authority given by the Board of Directors of said Corporation.

Under my hand and Notarial Seal on December 21, 2009

Juanita Chandier
Notary Public
My Commission Expires: 2/18/2012



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

Grantor and Grantee: Santacruz Associates, Ltd., 2340 S. River Rd., 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.

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Route : F.A.U. 1351 (Wright Boulevard)
 Section: 06-00090-00-PV
 County : Cook
 Job No.: R-55-001-97
 Parcel : 0005
 Sta. 109+60.95 To Sta. 109+87.16
 Owner : Roselle State Bank and Trust
 Company, as Trustee under
 trust agreement dated the 26th
 day of June, 1981, known as
 Trust Number 11640

Index No. 07-33-301-027

That part of Lot 31 in Centex Schaumburg Industrial Park Unit 175, being a subdivision in the Southwest Quarter of Section 33, Township 41 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded May 20, 1981 as document number 25876341, in Cook County, Illinois, described as follows:

Commencing at the southwest corner of said Lot 31; thence on an assumed bearing of North 87 degrees 07 minutes 22 seconds East along the south line of said Lot 31, a distance of 255.27 feet to the point of beginning; thence North 77 degrees 22 minutes 14 seconds East, a distance of 26.10 feet; thence North 44 degrees 00 minutes 07 seconds East, a distance of 27.94 feet to the southeasterly line of said Lot 31; thence southwesterly 37.79 feet along the southeasterly line of said Lot 31 on a curve to the right having a radius of 25.00 feet, the chord of said curve bears South 43 degrees 49 minutes 00 seconds West, 34.30 feet to the south line of Lot 31; thence South 87 degrees 07 minutes 22 seconds West along the south line of said Lot 31, a distance of 21.17 feet to the point of beginning.

Said parcel containing 0.005 acre, more or less, or 209 square feet, more or less.

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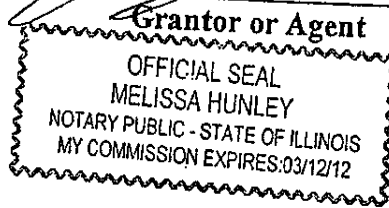
STATEMENT BY GRANTOR AND GRANTEE

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 11/20/09, 2009

Signature: _____

Subscribed and sworn to before me by the said _____ this 20 day of November, 2009
Notary Public _____

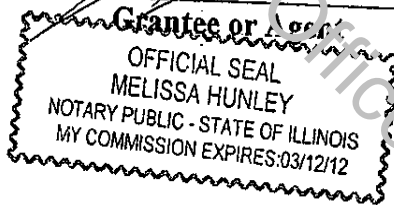


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 11/20/09, 2009

Signature: _____

Subscribed and sworn to before me by the said _____ this 20 day of November, 2009
Notary Public _____



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.)

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Route: Wright Blvd (FAU 1351)
 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-5632-05
 (1/2)

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:

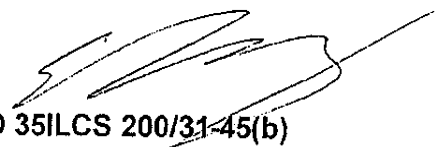
See attached Exhibit A

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

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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)

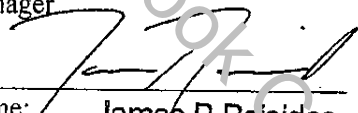
In witness whereof, the party of the first part has caused its name to be signed to these presents the day and year first above written.

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


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

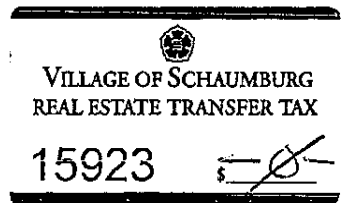
By: Realty Associates Advisors LLC,
a Delaware limited liability company,
manager

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 County Clerk's Office

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COMMONWEALTH OF MASSACHUSETTS §

COUNTY OF SUFFOLK §

This instrument was acknowledged before me on November 30 2009, by James Raisides, 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 Raisides, 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.

~~Mail to~~ 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.

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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 8 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.

Cook County Clerk's Office

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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.

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STATEMENT BY GRANTOR AND GRANTEE

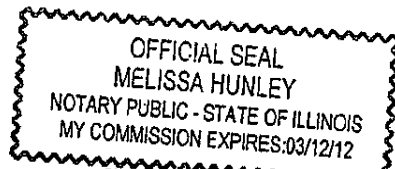
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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



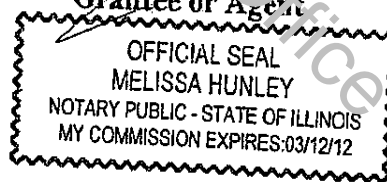
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

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PLAT

DOCUMENTS WITH THIS

PLAT



Doc#: 1115316060 Fee: \$156.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 06/02/2011 01:31 PM Pg: 1 of 0



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SEE PLAT INDEX