

UNOFFICIAL COPY



Doc#: 1329122011 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/18/2013 09:19 AM Pg: 1 of 4

Property of

For Recorder's Use Only

SPECIAL WARRANTY DEED

CTI-SALT CREEK/ALLEN

THIS AGREEMENT, made this 14th day of October, 2013, between Arling 5, LLC, an Illinois limited liability company, party of the first part, and PSB/Salt Creek, LLC, an Illinois limited liability company, 120 North LaSalle Street, Suite 3200, Chicago, Illinois 60602, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten & 00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the managers of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its 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:

LOT 16 IN ARLINGTON PARK OFFICE CENTRE, (EXCEPT THAT PART OF LOT 16 LYING EASTERLY OF THE FOLLOWING DESCRIBED COURSES: BEGINNING ON THE NORTH LINE OF LOT 16, 92.74 FEET WESTERLY OF THE NORTHEAST CORNER OF LOT 16; THENCE SOUTH 00 DEGREES 05 MINUTES 27 SECONDS EAST A DISTANCE OF 295.84 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 3.00 FEET; THENCE ALONG THE ARC OF A CURVE A DISTANCE OF 4.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 53 MINUTES 23 SECONDS EAST A DISTANCE OF 12.89 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 17 SECONDS WEST A DISTANCE OF 20.66 FEET TO A POINT OF ENDING ON THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 75.75 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 16) BEING A SUBDIVISION OF PART OF THE

[Handwritten signature]

4

UNOFFICIAL COPY

NORTHWEST ¼ OF SECTION 25 AND PART OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 1980 AS DOCUMENT 25466742, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

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 incumbered 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:

1. Real Estate taxes which are not yet due and payable.
2. State, county and municipal zoning and building laws and ordinances which affect the Premises.
3. Acts done or suffered by or through the Buyer.
4. Terms, provisions and conditions of the estoppel agreements executed by American National Bank and Trust Company of Chicago under two Trust Agreements known as Trust Numbers 45275 & 45276 and the Village of Arlington Heights dated May 18, 1979 and recorded June 7, 1979 as Document 24993673 and recorded May 23, 1980 as Document 25466763.
5. Terms, provisions and conditions of an ordinance amending a planned development & granting a special use approved by the Board of Trustees of the Village of Arlington Heights on June 4, 1979 and recorded June 28, 1979 as Document 25027961.
6. Declaration of Covenants, Conditions and Restrictions for Arlington Park Office Centre dated and recorded June 8, 1980 as Document 25479286 executed by American National Bank and Trust Company as trustee under trust number 45276 et. al., relating to among other things:

Space allocations and dimensional standards including, without limitation, a ration of building coverage to any site are not to exceed 50% and the following site setback distances (as "Site" is defined in said Declaration).

- (A) 25 feet from the front property line on any primary street;
- (B) 20 feet from a side interior property line;

UNOFFICIAL COPY

(C) 20 feet from the rear property line; and

(D) 25 feet from the property line on Euclid Avenue and Rohlwing Road, subject to certain specified exceptions;

Assignment of Developer's rights and duties under said Declaration by American National Bank & Trust Company of Chicago as trustee under Trust Number 45276 and Magnum Land Corporation to MVA Ventures, dated July 7, 1981 and recorded July 8, 1981 as Document Number 25930872.

First Amendment to said Declaration dated October 12, 1984 Assignment of Rents October 25, 1984 as Document Number 27310484. Said Amendment, among other things, assigns the rights, etc. of Developer thereunder from MVA Venture to Vantage Properties, Inc. and amends the provisions relating to termination and modification of Declaration.

7. Easement in favor of the Commonwealth Edison Company and the Illinois Bell Telephone 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 Number 27091940, affecting a portion of the land as shown on Exhibit "A" attached thereto.

8. Building setback and easement line over the north line of the land as shown on the Plat of Subdivision recorded as Document 25466742.

9. Easement for public utilities over the west and south 10 feet of the land.

10. Easement in favor of the Commonwealth Edison Company and the Illinois Bell Telephone 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 Plat recorded/filed as Document No. 25466742.

Permanent Real Estate Number: 02-26-201-023-0000

Address of real estate: 3555 Salt Creek Lane
Arlington Heights, IL 60005

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first above written.

Arling 5, LLC, an Illinois
limited liability company

BY: 
ITS: Manager

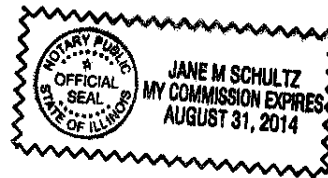
UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, JANE M. SCHULTZ, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN L. STORTEL personally known to me to be the MANAGER, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such _____, he signed and delivered the said instrument pursuant to authority given by the members of said limited liability company as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of OCTOBER, 2013.

Jane M. Schultz
Notary Public



Commission expires: _____



This instrument was prepared by:
Stephen J. Pokorny, Esq.
Pokorny & Marks, LLC
6 W. Hubbard St., Suite 700
Chicago, IL 60654
(312) 540-060

MAIL TO:

Steve DeGraff
Much Shelist
191 N. Wacker Drive, Suite 1800
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

PSB Salt Creek, LLC
120 N. LaSalle Street, Suite 3200
Chicago, IL 60602

REAL ESTATE TRANSFER	10/16/2013
 COOK	\$489.00
 ILLINOIS:	\$978.00
TOTAL:	\$1,467.00

02-26-201-023-0000 | 20130901607922 | A2GE2H