

UNOFFICIAL COPY

Prepared by:

Byron C. Prescott
Scheef & Stone, L.L.P.
500 N. Akard, Suite 2700
Dallas, Texas 75201

After Recording,
Return to:

Ben Murphy
Benchmark Title, LLC
2000 McKinney Avenue
4th Floor
Dallas, Texas 75201



Doc# 1809234058 Fee \$56.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS



DATE: 04/02/2018 03:16 PM PG: 1 OF 10

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **HC CHICAGO LLC**, an Indiana limited liability company ("**Grantor**") of Dallas County, Texas, for valuable consideration paid, Grants, with limited warranty covenants, to **PEARL SHIRE SCHAUMBURG LLC**, an Illinois limited liability company ("**Grantee**"), whose tax mailing address is 1701 E. Woodfield Road, Suite 327, Schaumburg, Illinois 60173, the Real Property described on Exhibit A attached hereto, subject to the Permitted Exceptions attached hereto as Exhibit B.

TO HAVE AND TO HOLD the premises aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto said Grantee and its successors and assigns forever, subject to the Permitted Exceptions, said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and its successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor but not otherwise.

REAL ESTATE TRANSFER TAX		02-Apr-2018
	COUNTY:	11,625.00
	ILLINOIS:	23,250.00
	TOTAL:	34,875.00
07-01-101-007-0000 20180101688801 0-683-180-320		

SD 4-2-18
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
33864 \$23,250.00

JA

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor as of the acknowledgement date below to be effective as of the March 29, 2018

HC CHICAGO LLC,
an Indiana limited liability company

By: Hotel Capital, LLC,
an Indiana limited liability company

ATTEST:

[Signature]
Name: Lee-Ann Corbett
Title: Sales Coordinator

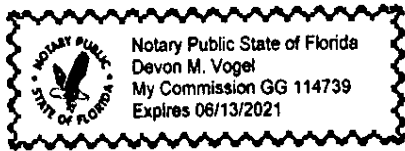
By: [Signature]
Name: MICHAEL COLLIER
Title: SOLE MEMBER
Date: _____

State of Florida)
) SS.
County of Orange)

Be It Remembered, That on the 25th day of January, 2018, before me, the subscriber, a Notary in the State of Florida personally came Michael Collier as Sole Member of HOTEL CAPITAL LLC, an Indiana limited liability company, the Manager of HC CHICAGO LLC, an Indiana limited liability company, in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.

SEAL



[Signature]
Notary Public, State of Florida

Tax Bills should go to:

Pearlshire Schaumburg LLC
1701 E. Woodfield Road, Suite 327
Schaumburg, IL 60173

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Exhibit A to Special Warranty Deed

Description of Land

PARCEL 1 (FEE):

LOT 1 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1 AND PART OF THE NORTH 1/2 OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 6, 1982 AS DOCUMENT 26374113, (LESS AND EXCEPT THAT PART TAKEN THROUGH CONDEMNATION CASE 89L50751) AND EXCEPT THAT PART OF THE LAND CONVEYED TO THE VILLAGE OF SCHAUMBURG FALLING IN MEACHAM ROAD, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 1 WITH THE EASTERLY RIGHT OF WAY LINE OF MEACHAM ROAD ACCORDING TO FINAL JUDGMENT ORDER CONDEMNATION CASE NUMBER 89L50751 FILED NOVEMBER 14, 1995 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 39 MINUTES 31 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 4.57 FEET; THENCE SOUTHERLY 597.15 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 13713.33 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 4 DEGREES 40 MINUTES 29 SECONDS WEST 597.10 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 69 DEGREES 50 MINUTES 30 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 427 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MEACHAM ROAD ACCORDING TO FINAL JUDGMENT ORDER CONDEMNATION CASE NUMBER 89L50751; THENCE NORTH 5 DEGREES 12 MINUTES 24 SECONDS EAST ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF MEACHAM ROAD, A DISTANCE OF 127.51 FEET (127.49 FEET, RECORDED); THENCE NORTHERLY 471.03 FEET (470.97 FEET, RECORDED) ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF MEACHAM ROAD ON A CURVE TO THE LEFT HAVING A RADIUS OF 11529.16 FEET, THE CHORD OF SAID CURVE BEARS NORTH 4 DEGREES 26 MINUTES 52 SECONDS EAST, 471.00 FEET (470.93 FEET, RECORDED) TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2 (EASEMENT):

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ARTICLE IV OF THE DECLARATION OF PROTECTIVE COVENANTS, RECORDED MARCH 28, 1980 AS DOCUMENT 25406331, FOR INGRESS AND EGRESS AND UTILITIES UPON, OVER, ALONG, AND ACROSS "DRUMMER DRIVE" AS DEPICTED ON EXHIBIT "3" OF DOCUMENT 25406331.

PARCEL 3 (EASEMENT):

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN PARAGRAPH 1 OF THE DECLARATION OF EASEMENTS FOR RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, FOR THE PURPOSE OF INGRESS AND EGRESS UPON, OVER, ALONG AND ACROSS THE AREAS DESIGNATED AS "ACCESS AND CIRCULATION ROADS AND SIDEWALKS" ON EXHIBIT "B" OF DOCUMENT 26442124 AND CREATED BY DEED RECORDED DECEMBER 17, 1982 AS DOCUMENT 26442125.

EXHIBIT A TO Special Warranty Deed

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PARCEL 4 (EASEMENT):

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ARTICLE IV OF THE DECLARATION OF PROTECTIVE COVENANTS RECORDED MARCH 28, 1980 AS DOCUMENT 25406331 FOR DRAINAGE OVER AND UPON THE "STORM WATER DETENTION AREAS" AS DEPICTED ON EXHIBIT "3" OF DOCUMENT 25406331.

PARCEL 5 (EASEMENT):

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS 3, 4, 5 AND 6 AS SET FORTH ON THE PLAT OF SUBDIVISION OF WALDEN INTERNATIONAL, RECORDED JANUARY 30, 1980 AS DOCUMENT 25342431, WITHIN THE AREAS MARKED "UTILITY EASEMENTS" AND UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS

2 AND 3 AS SET FORTH ON THE PLAT OF RESUBDIVISION OF LOTS 1 AND 2 OF WALDEN INTERNATIONAL, RECORDED OCTOBER 6, 1982 AS DOCUMENT 26374113, WITHIN THE AREAS MARKED "UTILITY EASEMENTS HEREBY DEDICATED" AND "EXISTING UTILITY EASEMENTS", FOR THE PURPOSES OF SEWER, GAS AND WATER SERVICES.

PARCEL 6 (EASEMENT):

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS 2 AND 3 OF THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, AS SET FORTH IN THE DECLARATION OF EASEMENTS FOR RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, FOR CONSTRUCTING, UTILIZING, REPAIRING, MAINTAINING AND RECONSTRUCTING "UTILITY LINES" AS DEPICTED IN EXHIBIT "C" OF SAID DECLARATION RECORDED DECEMBER 17, 1982 AS DOCUMENT 26442124 AND AS CREATED BY DEED RECORDED DECEMBER 17, 1982 AS DOCUMENT 26442125, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 7 (EASEMENT):

NON EXCLUSIVE AND PERPETUAL EASEMENT FOR INGRESS AND EGRESS FOR THE USE OF THE OFFICE PARKING AREA FOR THE PARKING OF MOTOR VEHICLES AND FOR INGRESS AND EGRESS FOR MOTOR VEHICLES AND PEDESTRIANS TO AND FROM THE HOTEL PARCEL FROM AND TO THE OFFICE PARCEL PARKING AREA IN ORDER TO USE THE OFFICE PARCEL PARKING AREA AS SET FORTH IN PARKING EASEMENT AGREEMENT DATED NOVEMBER 17, 1995 AND RECORDED DECEMBER 29, 1995 AS DOCUMENT 95908016 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 107177-00 AND QUEBEC STREET INVESTMENTS INC. OVER PORTIONS OF THE FOLLOWING LAND:

LOTS 2 AND 3 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1 AND PART OF THE NORTH 1/2 OF SECTION 12, BOTH IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED AS DOCUMENT 26374113.

EXHIBIT A TO Special Warranty Deed

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Exhibit B to Special Warranty Deed

Permitted Exceptions

1. TAXES FOR THE YEAR 2017 THAT ARE NOT YET DUE OR PAYABLE.

2. A ROOFTOP LEASE WITH OPTION MADE BY HHP-SCHAUMBURG, L.L.C., TO VOICESTREAM GSM I OPERATING COMPANY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, A MEMORANDUM OF WHICH WAS RECORDED SEPTEMBER 19, 2003 AS DOCUMENT NO. 0326222028, DEMISING THE LAND FOR A TERM OF 5 YEARS BEGINNING ON THE DATE AS SET FORTH IN THE LEASE AND THE OPTION IS FOR A TERM OF 3 MONTHS AFTER THE EFFECTIVE DATE OF THE LEASE WITH UP TO ONE ADDITIONAL 3 MONTH RENEWAL, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE. NOTE: TENANT HAS THE RIGHT TO EXTEND THE FOR 5 ADDITIONAL FIVE-YEAR TERMS.

SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT DATED AUGUST 26, 2015 AND RECORDED SEPTEMBER 29, 2015 AS DOCUMENT 1527239216, WHEREBY SAID LEASE WAS SUBORDINATED TO THE MORTGAGE TO NXT CAPITAL, LLC DATED JUNE 30, 2015 AND RECORDED JULY 2, 2015 AS DOCUMENT NO. 1518319133

3. A ROOFTOP LEASE WITH OPTION MADE BY HHP-SCHAUMBURG, L.L.C., TO CHICAGO SMSA LIMITED PARTNERSHIP (D/B/A VERIZON WIRELESS, A MEMORANDUM OF WHICH WAS RECORDED JANUARY 26, 2009 AS DOCUMENT NO. 0902618007, DEMISING THE LAND FOR A TERM OF 5 YEARS BEGINNING ON THE DATE AS SET FORTH IN THE LEASE, AND SHALL AUTOMATICALLY BE EXTENDED FOR 4 ADDITIONAL 5 YEAR TERMS UNLESS THE LESSEE TERMINATES UNDER THE TERMS OF THE AGREEMENT, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.

SUBORDINATION, ATTORNMENT AND NON-DISTURBANCE AGREEMENT DATED JUNE 13, 2016 AND RECORDED JUNE 16, 2016 AS DOCUMENT 1616818069, WHEREBY SAID LEASE WAS SUBORDINATED TO THE MORTGAGE TO NXT CAPITAL, LLC DATED JUNE 30, 2015 AND RECORDED JULY 2, 2015 AS DOCUMENT NO. 1518319133

4. EASEMENT RESERVED ON PLAT FOR PUBLIC UTILITIES AND FOR THE INSTALLATION OF WATER, AND SEWER MAINS, POLES, DUCTS, WIRES AND LINES OVER THOSE AREAS SHOWN BY DOTTED LINES AND MARKED UTILITY ON PLAT RECORDED JANUARY 30, 1980 AS DOCUMENT 25342431 AND AS REFLECTED ON THE SURVEY DATED SEPTEMBER 26, 2005, LAST REVISED OCTOBER 28, 2005,

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PREPARED BY MICHAEL G. SHACKELFORD, R.P.L.S. NO. 3146, ON BEHALF OF JOSEPH A. SCHUDT & ASSOCIATES, UNDER ORDER NO. 9511-028A.

AFFECTS PARCELS 1 AND OTHER PROPERTY

5. RECIPROCAL AND NON-EXCLUSIVE EASEMENTS FOR STORM WATER DRAINAGE AND DETENTION, INGRESS AND EGRESS AND UTILITIES AS ESTABLISHED BY ARTICLE VI OF THE DECLARATION OF PROTECTIVE COVENANTS DATED MARCH 17, 1980 AND RECORDED MARCH 28, 1980 AS DOCUMENT 25406331

AS REFLECTED ON THE SURVEY DATED SEPTEMBER 26, 2005, LAST REVISED OCTOBER 28, 2005, PREPARED BY MICHAEL G. SHACKELFORD, R.P.L.S. NO. 3146, ON BEHALF OF JOSEPH A. SCHUDT & ASSOCIATES, UNDER ORDER NO. 9511-028A.

AFFECTS PARCELS 1 AND OTHER PROPERTY

6. GRANT OF EASEMENT MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 6, 1973 AND KNOWN AS TRUST NUMBER 46592 AND SENIOR PROPERTIES INC., A CORPORATION OF ILLINOIS TO THE VILLAGE OF SCHAUMBURG RECORDED MARCH 26, 1981 AS DOCUMENT 25819220 FOR A BICYCLE PATH OVER THE WESTERLY 15 FEET OF LOT 1 IN WALDEN INTERNATIONAL, AND AS REFLECTED ON THE SURVEY DATED SEPTEMBER 26, 2005, LAST REVISED OCTOBER 28, 2005, PREPARED BY MICHAEL G. SHACKELFORD, R.P.L.S. NO. 3146, ON BEHALF OF JOSEPH A. SCHUDT & ASSOCIATES, UNDER ORDER NO. 9511-028A.

7. COVENANTS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF PROTECTIVE COVENANTS WALDEN INTERNATIONAL EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1973 AND KNOWN AS TRUST NUMBER 45533 AND AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 6, 1973 AND KNOWN AS TRUST NUMBER 46592, DATED MARCH 17, 1980 AND RECORDED MARCH 28, 1980 AS DOCUMENT 25406331 RELATING TO MAINTENANCE; CONSTRUCTION; USE; RECIPROCAL AND NON-EXCLUSIVE EASEMENTS; DEVELOPMENT STANDARDS; MEMBERSHIP VOTING AND RIGHTS IN THE THOREAU PROPERTY OWNERS ASSOCIATION, AN ILLINOIS NOT-FOR PROFIT CORPORATION; RIGHTS AND RESPONSIBILITIES OF OWNERS OF ADDITIONAL PROPERTY AND SUBMISSION OF SAID PROPERTY TO PROVISIONS OF DECLARATION. NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION

NOTE: DESIGNATION AND ASSIGNMENT DATED JUNE 26, 1981 AND RECORDED JUNE 26, 1981 AS DOCUMENT 25919369 EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUSTS NUMBERS 45533 AND 46592, SENIOR PROPERTIES, INC., AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 52538, WHEREIN SENIOR PROPERTIES, INC., AND LASALLE DESIGNATE AMERICAN TRUST NO. 52538 "DEVELOPER" UNDER

EXHIBIT B TO
Special Warranty Deed

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THE AFORESAID DECLARATION AND ASSIGN ALL POWERS, RIGHTS AND OBLIGATIONS THEREUNDER TO AMERICAN TRUST NO. 52538.

(AFFECTS PARCEL 1)

8. PROVISIONS CONTAINED IN THE DECLARATION OF PROTECTIVE COVENANTS WALDEN INTERNATIONAL BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1973 AND KNOWN AS TRUST NUMBER 45533 AND AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 6, 1973 AND KNOWN AS TRUST NUMBER 46592 DATED MARCH 17, 1980 AND RECORDED MARCH 28, 1980 AS DOCUMENT 25406331 WHEREBY EACH OWNER COVENANTS AND AGREES TO PAY TO THE ASSOCIATION: 1) ANNUAL ASSESSMENTS 2) SPECIAL ASSESSMENTS FOR PURPOSES STATED THEREIN; AND THAT SAID ASSESSMENTS, TOGETHER WITH LATE PAYMENT FEE AND COSTS SHALL BE A CHARGE ON THE LAND AND SHALL BE A CONTINUING LIEN ON THE LOT UPON WHICH SAID ASSESSMENT IS MADE; FURTHER PROVISION THAT SAID LIEN SHALL BE SUBORDINATE TO THE LIEN OF ALL MORTGAGES. NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION

(AFFECTS PARCEL 1)

9. PROVISION CONTAINED IN ARTICLE VIII OF THE DECLARATION OF PROTECTIVE COVENANTS WALDEN INTERNATIONAL RECORDED MARCH 28, 1980 AS DOCUMENT 25406331 WHEREBY THE ASSOCIATION MAY ENTER UPON THE LOT OF A DEFAULTING OWNER AND DO SUCH WORK AS REQUIRED TO CURE THE DEFAULT; THAT SAID COSTS AND EXPENSES ARE PAYABLE BY SAID OWNER AND SHALL BE A CONTINUING LIEN ON THE LAND OWNED IN FEE BY THE DEFAULTING OWNER, SUBORDINATE TO THE LIEN OF ALL PRESENT AND FUTURE MORTGAGES.

AS REFLECTED ON THE SURVEY DATED SEPTEMBER 26, 2005, LAST REVISED OCTOBER 28, 2005, PREPARED BY MICHAEL G. SHACKELFORD R.P.L.S. NO. 3146, ON BEHALF OF JOSEPH A. SCHUDT & ASSOCIATES, UNDER ORDER NO. 9511-028A.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION

(AFFECTS PARCEL 1)

10. EASEMENT OVER THE AREA AS SHOWN BY DOTTED LINES FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN

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BY DOTTED LINES ON THE PLAT OF SUBDIVISION OF WALDEN INTERNATIONAL RECORDED JANUARY 30, 1980 AS DOCUMENT 25342431, AND AS REFLECTED ON THE SURVEY 2005, LAST REVISED OCTOBER 28, 2005, PREPARED BY MICHAEL G. SHACKELFORD, R.P.L.S. NO. 3146, ON BEHALF OF JOSEPH A. SCHUDT & ASSOCIATES, UNDER ORDER NO. 9511-028A.

AFFECTS PARCELS 1 AND OTHER PROPERTY

11. EASEMENT OVER THE AREA AS SHOWN BY DOTTED LINES FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN BY DOTTED LINES ON THE PLAT OF SUBDIVISION OF WALDEN INTERNATIONAL RECORDED JANUARY 30, 1980 AS DOCUMENT 25342431.

AFFECTS PARCELS 1 AND OTHER PROPERTY

12. NON EXCLUSIVE EASEMENT FOR GENERAL UTILITY PURPOSES, INCLUDING BUT NOT LIMITED TO ELECTRICITY, GAS, WATER, STORM SEWER, SANITARY SEWER AND TELEPHONE, OVER, UPON, ACROSS, THROUGH AND UNDER EASTERLY 20 FEET OF LOT 1 AND LOT 2 OF WALDEN INTERNATIONAL CONTAINED IN PARAGRAPH 1 OF THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE DECEMBER 14, 1981 BY WALDEN INVESTMENT CORPORATION, A CORPORATION OF ILLINOIS TO AMERICAN NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 15, 1981 AND KNOWN AS TRUST NUMBER 52538, SAID DECLARATION RECORDED DECEMBER 17, 1981 AS DOCUMENT 26088347, AND AS REFLECTED ON THE SURVEY DA 2005, LAST REVISED OCTOBER 28, 2005, PREPARED BY MICHAEL G. SHACKELFORD, R.P.L.S. NO. 3146, ON BEHALF OF JOSEPH A. SCHUDT & ASSOCIATES, UNDER ORDER NO. 9511-028A.

AFFECTS PARCELS 1 AND OTHER PROPERTY

13. EASEMENT FOR EMERGENCY INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC, OVER, UPON, ACROSS, THROUGH AND UNDER ALL PARKING, COMMON OPEN AND/OR PUBLIC AREAS, WAYS AND LANES CONTAINED IN PARAGRAPH 1 OF THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE DECEMBER 14, 1981 AND RECORDED DECEMBER 17, 1981 AS DOCUMENT 26088347 MADE BY WALDEN INVESTMENT CORPORATION, A CORPORATION OF ILLINOIS TO AMERICAN NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 15, 1981 AND KNOWN AS TRUST NUMBER 52538.

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AS REFLECTED ON THE SURVEY DATED SEPTEMBER 26, 2005, LAST REVISED OCTOBER 28, 2005, PREPARED BY MICHAEL G. SHACKELFORD, R.P.L.S. NO. 3146, ON BEHALF OF JOSEPH A. SCHUDT & ASSOCIATES, UNDER ORDER NO. 9511-028A.

(AFFECTS PARCELS 1, 3, 6 AND 7)

14. EASEMENT AS SHOWN ON PLAT OF RESUBDIVISION RECORDED OCTOBER 6, 1982 AS DOCUMENT 26374113 RESERVED FOR AND GRANTED TO CABLENET OF ILLINOIS, INCORPORATED, THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY AND THE VILLAGE OF SCHAUMBURG AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS AND CABLES, SEWERS AND WATER MAINS WITH ALL NECESSARY MANHOLES, PHONE, ELECTRIC, SEWER, GAS AND WATER SERVICE, TOGETHER WITH RIGHT TO KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS AND RELATING TO PERMANENT BUILDINGS OR STRUCTURES AND AS REFLECTED ON THE SURVEY DATED SEPTEMBER 26, 2005, LAST REVISED OCTOBER 28, 2005, PREPARED BY MICHAEL G. SHACKELFORD, R.P.L.S. NO. 3146, ON BEHALF OF JOSEPH A. SCHUDT & ASSOCIATES, UNDER ORDER NO. 9511-028A.

NOTE: AGREEMENT OF THE ILLINOIS BELL TELEPHONE COMPANY TO ALLOW THE ERECTION OF BUILDINGS OR IMPROVEMENTS ON 10 FOOT EASEMENT TO THE ILLINOIS BELL TELEPHONE COMPANY AS MARKED ON SAID PLAT.

(AFFECTS PARCEL 1)

15. TERMS, PROVISIONS AND CONDITIONS RELATING TO THE NON EXCLUSIVE EASEMENTS DESCRIBED AS PARCEL NOS. 2, 3, 4, 5, 6 AND 7 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENTS.

(AFFECTS PARCELS 2, 3, 4, 5, 6 AND 7)

16. RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF THE EASEMENTS.

(AFFECTS PARCEL 2, 3, 4, 5 AND 6)

17. (A) RIGHTS OF RELOCATION CONTAINED IN PARAGRAPHS 1 AND 4 (D) OF THE DECLARATION OF EASEMENTS FOR RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL RECORDED DECEMBER 17, 1982 AS DOCUMENT 26442124.

(AFFECTS PARCELS 2 AND 6)

18. 20 FOOT EASEMENT IN, UPON, UNDER, OVER AND ALONG THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH

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RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY RECORDED OCTOBER 28, 1983 AS DOCUMENT 26841094 AND AS REFLECTED ON THE SURVEY DATED SEPTEMBER 26, 2005, LAST REVISED OCTOBER 28, 2005, PREPARED BY MICHAEL G. SHACKELFORD, R.P.L.S. NO. 3146, ON BEHALF OF JOSEPH A. SCHUDT & ASSOCIATES, UNDER ORDER NO. 9511-028A.

19. VIOLATION OF THE COVENANTS AND RESTRICTION SET FORTH IN DOCUMENT NUMBER 25406331 (AND REFERRED TO HEREIN IN SCHEDULE A AND B OF THE COMMITMENT/POLICY) IN THAT THE LAND WAS NOT DEVELOPED IN ACCORDANCE WITH THE SITE PLAT(EXHIBIT 3) ATTACHED TO SAID INSTRUMENT.

20. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE PARKING EASEMENT AGREEMENT RECORDED DECEMBER 29, 1995 AS DOCUMENT 95908016 AND RE-RECORDED DECEMBER 6, 1996 AS DOCUMENT 96926551 GRANTING AN EASEMENT FOR PARKING OVER PARCEL 1 AND OTHER PROPERTY NOT NOW IN QUESTION MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 15, 1988 KNOWN AS TRUST NUMBER 107177-00 AND QUEBEC STREET INVESTMENTS, INC., A DELAWARE CORPORATION.

21. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

1939 N. Meachum Rd
Schaumburg, IL 60173

07-01-101-007-0000
07-12-101-022-0000

EXHIBIT B TO
Special Warranty Deed