

# UNOFFICIAL COPY

Doc#: 1836049296 Fee: \$58.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/26/2018 10:46 AM Pg: 1 of 6

Dec ID 20181201663101  
ST/CO Stamp 1-688-681-120

**WARRANTY DEED  
Statutory (ILLINOIS)  
(Corporation to LLC)**

**THE GRANTOR, THE VILLAGE  
OF PALATINE, ILLINOIS**, an  
Illinois municipal corporation, created  
and existing under and by virtue of the  
laws of the State of Illinois and duly  
authorized to transact business in the  
State of Illinois, for and in  
consideration of Ten and No/100

(\$10.00) Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by  
Village of Palatine Ordinance No.'s 0-38-18 and 0-99-18, by the Mayor and the Village Council of said  
municipal corporation, CONVEYS and WARRANTS to:

**100 WEST GOLF, LLC,**  
an Illinois limited liability company  
("Grantee")

a limited liability company created and existing under and by virtue of the Laws of the State of Illinois having  
its principal office at the following address: 110 West Golf Road, Schaumburg, Illinois 60195, the following  
described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE EXHIBIT "A"**  
attached hereto and incorporated herein

Subject to: Covenants, conditions, and restrictions of record; public and utility easements; special  
governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental  
taxes or assessments; general real estate taxes for the year 2018 and subsequent years; Acts of Grantee; and the  
Permitted Exceptions, attached hereto and incorporated herein as **EXHIBIT "B"**.

Permanent Real Estate Index Numbers: 02-02-402-010-0000; 02-02-402-013-8001; 02-02-402-013-8002.  
Address of Real Estate: 1775 North Rand Road, Palatine, Illinois 60067

**(SIGNATURES AND NOTARY APPEAR ON THE FOLLOWING PAGE)**

18009644 NC  
10/1 PDB

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Village Manager, and attested by its Village Clerk, this 19<sup>th</sup> day of December, 2018.

**THE VILLAGE OF PALATINE, an Illinois municipal corporation**

By: *Reid Ottesen*  
Name: Reid Ottesen  
Its: Village Manager

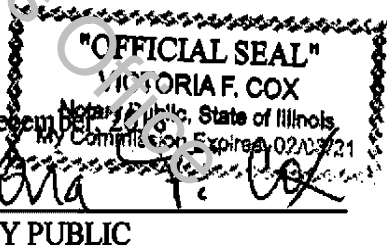
ATTEST: *Doris Sadik*  
Name: Doris Sadik  
Its: Deputy Village Clerk

STATE OF ILLINOIS )  
  ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Reid Ottesen, personally known to me to be the Village Manager of The Village of Palatine, Illinois, an Illinois municipal corporation, and Doris Sadik, personally known to me to be The Deputy Village Clerk of the Village of Palatine, Illinois, an Illinois municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared, before me this day in person and severally acknowledged that as such Village Manager and Village Clerk, they signed and delivered the said instrument, pursuant to authority given by the Mayor and the Village Council of The Village of Palatine, Illinois, an Illinois municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL  
SEAL

Given under my hand and official seal, this 19 day of December, 2018  
Commission expires 02/08 2021



This instrument was prepared by:  
Richard Golab  
Schain, Banks, Kenny & Schwartz, Ltd.  
70 West Madison Street, Suite 5300  
Chicago, Illinois 60602

After recording, mail to and  
send subsequent Tax Bills to:  
**100 WEST GOLF, LLC**  
Attention: Stephen R. Napleton  
110 West Golf Road  
Schaumburg, Illinois 60195

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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## EXHIBIT A LEGAL DESCRIPTION

**THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:**

**BEGINNING 338.42 FEET SOUTH AND 234.96 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 10.0 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, AFORESAID WITH THE EAST LINE OF SAID SECTION 2; THENCE EAST 234.96 FEET TO THE AFORESAID EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG THIS EAST LINE 284.40 FEET; THENCE SOUTHWESTERLY 630.28 FEET TO THE CENTER LINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD 460.00 FEET; THENCE NORTHEASTERLY FROM THIS POINT TO THE PLACE OF BEGINNING (EXCEPT THEREFROM ALL THAT PART THEREOF LYING SOUTHEAST OF CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AS DEDICATED BY PLAT OF DEDICATION RECORDED JANUARY 6, 1934, AS DOCUMENT NO. 11338404 AND AS CORRECTED BY CERTIFICATE OF SURVEY RECORDED MARCH 13, 1934 AS DOCUMENT NO. 11371869) IN COOK COUNTY, ILLINOIS; EXCEPT THAT PART TAKEN FOR RAND ROAD BY CONDEMNATION CASE NO. 82L50377;**

**TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:**

**COMMENCING AT A POINT IN THE EASTERLY LINE OF SAID RAND ROAD THAT IS 63.79 FEET NORTHWESTERLY OF THE MOST WESTERLY CORNER OF THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT; THENCE NORTHEASTERLY 230.0 FEET ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE THEREOF; THENCE NORTHWESTERLY 300.0 FEET ALONG A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF RAND ROAD AFORESAID; THENCE NORTHEASTERLY 379.31 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 10 ACRES 342.52 TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 2 TO A POINT THAT IS 6 CHAINS 3 RODS AND 9 LINKS SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE WEST 3 CHAINS 2 RODS AND 6 LINKS TO A POINT THAT IS 451.44 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2 AND 234.96 FEET WEST OF THE EAST LINE THEREOF; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 214.50 FEET; THENCE SOUTHWESTERLY TO A POINT IN THE NORTHEASTERLY LINE OF SAID RAND ROAD THAT IS 63.79 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE 63.79 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART THEREOF LYING SOUTHEAST OF THE CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AFORESAID, IN COOK COUNTY, ILLINOIS.**

**PIN: 02-02-402-010-0000; 02-02-402-013-8001; 02-02-402-013-8002**

**COMMONLY KNOWN AS: 1775 NORTH RAND ROAD, PALATINE, ILLINOIS**

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## EXHIBIT B PERMITTED EXCEPTIONS

1. The following restriction contained in Special Warranty Deed dated April 30, 2009, and recorded May 5, 2009 as Document Number 0912533026, as follows: "No portion of the Property shall be used for the operation of a store(s) with a combined total gross square footage in excess of 15,000 square feet specializing in the sale of home improvement products, such as hardware stores, carpet, tile or flooring stores, plumbing stores, lighting or electrical stores, or for the operation of a business whose primary business is a home improvement department store, including for example Home Depot, Lowe's, Ace Hardware, True Value, Fleet Farm, Farm and Fleet, Sears and Sears Hardware. The foregoing restriction shall run with the land until the earliest of (i) the date which is twenty (20) years following the recording of the Menard's SP Warr Deed; (ii) the date upon which Menard, Inc. no longer operates a store within seven and a half (7 1/2) miles of the Property; and (iii) the date on which Menard, Inc. transfers all assets of the corporation to an unrelated entity."
2. That certain License Agreement by and between the Village of Palatine, Illinois, an Illinois municipal corporation ("Licensor") and D&D Wolff Ltd., ("Licensee") dated April 1, 2018 ("Wolff License").
3. General real estate taxes for the year 2018 and subsequent years.
4. Right, title and interest of Koo Sales Inc., d/b/a Napleton's Arlington Heights Mazda and Napleton's Arlington Heights Subaru, an Illinois corporation and 100 West Golf, LLC, an Illinois limited liability company in and to the Land, as disclosed by Redevelopment Agreement dated August 23, 2018, and of all parties claiming thereunder.
5. Terms, provisions, conditions and limitations as set forth in the Agreement and Declaration of Grant of Easement for cross access for pedestrian access and vehicle access made by and between Menard Inc, as grantor and Knupper Nursery and Garden Center, as grantee over the area as shown on Exhibit 'C' attached to said instrument recorded November 1, 1991 as document 91574619.
6. Terms, provisions, conditions and limitations set forth in the Agreement and Declaration of Grant of Easement for cross access for vehicle and pedestrian access by and between Knupper Nursery and Garden Center, a corporation of Illinois, as grantor, and Menard, Inc., as grantee, over the area as shown on Exhibit 'C', recorded October 4, 1991 as document 91518802.
7. Easement in favor of Northern Illinois Gas 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 No. 93226298.
8. Plat of Survey recorded July 6, 1992 as document 92488861.
9. Notice of requirements for storm water detention, Metropolitan Sanitary District of Greater Chicago permit No. 92-239, recorded August 5, 1992 as document 92580540.
10. Terms, provisions, conditions and limitations contained in Ordinance No. O-202-02, a copy of which was recorded December 29, 1992 as document 92978309 annexing certain territory to the Village of Palatine.

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11. Easement or right of Illinois Bell Telephone Company to construct, place and maintain its poles, wires and cables along the Northeast side of Rand Road, created by grant from Dorian M. Cameron dated October 14, 1927 and recorded November 3, 1927, in book 25316-73, doc 9830214.

12. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against Handicapped Persons), relating to use of Land contained in the deed recorded May 5, 2009 as Document No. 0912533026, which does not contain a reversionary or forfeiture clause.

13. Terms, provisions and conditions contained in the Redevelopment Agreement dated August 23, 2018 by and between the Village of Palatine and Roto Sales Inc., d/b/a Napleton's Arlington Heights Mazda and Napleton's Arlington Heights Subaru, an Illinois corporation and 100 West Golf, LLC, an Illinois limited liability company a copy of which is attached to Ordinance No. 0-38-18 authorizing the execution thereof.

14. Acts of Grantee.

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS    )  
                                   )        SS  
 COUNTY OF COOK     )

Reid Ottesen, Village Manger for The Village of Palatine, Illinois, an Illinois municipal corporation, being duly sworn on oath, states that his office is at 200 East Wood Street, Palatine, Illinois 60067. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

① That said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

-OR-

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
- ④ The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two (2) parts and not involving any new streets or easements of access.

**CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.**

AFFIANT further states that he makes this affidavit for the purposes of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

**THE VILLAGE OF PALATINE, ILLINOIS,**  
 an Illinois municipal corporation

By: Reid Ottesen  
 Name: Reid Ottesen  
 Its: Village Manager

Subscribed and Sworn to before me

this 19 date of December, 2018.

Doris K. Sadik  
 Notary Public

