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SPECIAL WARRANTY DEED

THIS INDENTURE made this 8th day of November, 1977 between UNITED INSURANCE COMPANY OF AMERICA, an Illinois corporation, having its principal office at Chicago, in Cook County, State of Illinois, Party of the First Part, and HARRY Q. RODE, a bachelor, of 111 West Washington Street, Chicago, Illinois, Party of the Second Part.

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WITNESSETH:

That the said Party of the First Part, in consideration of the sum of ONE MILLION NINE HUNDRED THOUSAND and No/100ths (\$1,900,000.00) DOLLARS and other valuable consideration, the receipt whereof is hereby acknowledged, does by these presents remise, release and quitclaim unto said Party of the Second Part, his heirs and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to-wit:

The North 470.0 feet as measured on the East and West lines thereof (except the East 483.06 feet as measured on the North line thereof) together with the West 200.0 feet as measured on the South line thereof of that parcel lying South of the North 470.0 feet as aforesaid, all of the East 22 acres of the South 60 acres of the South 1/2 of the South East 1/4 of Section 6, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

TO HAVE AND TO HOLD the same, together with all the singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining forever, subject to:

1. General and special taxes for the Year 1977 and subsequent years.
2. Covenants, conditions and restrictions of record.
3. Public, private and utility easements and roads and highways, if any.
4. Party wall rights and agreements, if any.
5. Existing leases and tenancies.
6. Special taxes or assessments for improvements not yet completed.
7. Any unconfirmed special tax or assessment.
8. Rights of the public and the State of Illinois and the municipality in and to that part of the land taken or used or dedicated for Dundee Road.

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Property
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9. Easement over a strip of land ten feet in width lying five feet on either side of the gas main installed as indicated in red on the plat attached and marked Exhibit "A" which Exhibit is made a part hereof for the purpose of laying, maintaining, operating, renewing, replacing and removing gas mains and any necessary gas facilities appurtenant thereto for said purposes made by Marquette National Bank Trust No. 369 to Northern Illinois Gas Company as created by Grant of Easement recorded March 12, 1968 as Document 20427492.

10. Easement for ingress and egress over the West 30 feet of the East sixty feet of the West Two Hundred feet of that part of the East 22 acres of the South sixty acres of the South 1/2 of the Southeast 1/4 of Section 6, Township 42 North, Range 11 East of the Third Principal Meridian lying South of the North 470 feet thereof as created by Declaration of Easements recorded January 22, 1968 as Document 20383932.

11. Easement over the West 20 feet of the East 50 feet of the West 200 feet as measured on the South Line thereof of that part lying South of the North 470.0 feet as measured on the East and West lines thereof of the East 22 acres of the South sixty acres of the South 1/2 of the Southeast 1/4 of Section 8, Township 42 North, Range 11 East of the Third Principal Meridian and also over those parts of Parcel 1 shown by dotted lines on Exhibit "A" for the purposes of installing and maintaining all equipment necessary for the purposes of serving the land and other property with telephone and electric service together with right to overhead aerial service wires and also with right of access thereto as granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns and as shown on grant recorded March 27, 1968 as Document 20442711.

12. Grant of Easement made by Marquette National Bank, Trust 369 to Commonwealth Edison Company and the Illinois Bell Telephone Company, their successors and assigns of the right, permission and authority to construct, lay, maintain, relocate, remove and renew equipment consisting of underground conduits, cables, wires, above ground transformer enclosures and other necessary electric facilities and to transmit and distribute by means of said equipment, electricity to be used for heat, light, power and other purposes; with the right of access to the same for the maintenance thereof; also to trim or remove from time to time such trees, bushes and saplings as may be reasonably required incident to the installation and maintenance of such facilities, in, upon, under and along that part of the land shown on plat attached to grant recorded February 28, 1969 as Document 20769485.

13. Provisions contained in Ordinance No. 68-30 by the Village of Buffalo Grove, dated August 12, 1968, a certified copy of which was recorded October 22, 1968 as Document 20652337 relating to rights of the Village of Buffalo Grove to enter upon private streets, alleys, sidewalks and public use areas for the purpose of enforcing ordinances of the Village and Statutes of the State of Illinois, creation of easements in favor of the Village for sanitary and storm sewers and water lines conveyance of title to the Village of said sanitary and storm sewer and water lines, and relating to maintenance of private streets, alleys, sidewalks, curbs, gutters and areas set aside for general use by Intercontinental Development Company, Inc., its successors and

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Property of Cook County Clerk's Office

NOTICE OF DEEDS *24208753
Nov 23 2 23 PM '77

1. Rights of the public and the State of Illinois in and to the North 17 feet of the South 50 feet of the land as condemned for highway purposes on a petition of the Department of Public Works and Buildings of the State of Illinois filed August 10, 1971 in the Circuit Court of Cook County, Illinois as Case No. 71 L 10037.

Said Party of the First Part, for itself and its successors, warrants that it, or any party claiming by, through or under it, has not made or done or executed or suffered any act or thing whatsoever whereby the above described premises, or any part thereof, now or at any time hereafter, shall or may be imperiled, charged or encumbered in any manner whatsoever except as hereinabove noted.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto caused this Deed to be signed on its behalf by its Vice President, thereunto duly authorized so to do, to be attested by its Secretary, and has caused its common seal to be hereunto affixed, the day and year first above written.

UNITED INSURANCE COMPANY OF AMERICA

By: Craig M. Penrith, Vice President

This Instrument was prepared by: Mr Allen J. Leonard, Attorney One East Wacker Drive Chicago, Illinois 60601

ATTEST Thomas H. Maloney, Secretary

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 Craig M. Penrith, personally known to me to be the Vice President of United Insurance Company of America, an Illinois corporation, and Thomas H. Maloney, personally known to me to be the Secretary of said 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 Vice President and Secretary, they signed and delivered the said instrument as Vice President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of November, 1977. My Commission Expires: 11/5/78 [Signature] Notary Public

RECEIVED IN BAD CONDITION

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

Allen J. Leonard being duly sworn on oath,
states that he resides at 945 Clyde Drive, Downers Grove,
Illinois That the attached deed is not in vio-
lation of Paragraph 1 of Chapter 109 of the Illinois Revised Statutes
for one of the following reasons:

(A) Said Act is not applicable as the grantors own no adjoining proper-
ty to the premises described in said deed.

-OR-

- B. The conveyance falls in one of the following exemptions enumerated
in said Paragraph 1:
1. The division or subdivision of land into parcels or tracts of 5
acres or more in size which does not involve any new streets or
easements of access;
 2. The division of lots or blocks of less than 1 acre in any recorded
subdivision which does not involve any new streets or easements of
access;
 3. The sale or exchange of parcels of land between owners of adjoin-
ing and contiguous land;
 4. The conveyance of parcels of land or interests therein for use as
a right of way for railroads or other public utility facilities and
other pipe lines which does not involve any new streets or ease-
ments of access;
 5. The conveyance of land owned by a railroad or other public utility
which does not involve any new streets or easements of access;
 6. The conveyance of land for highway or other public purposes or
grants or conveyances relating to the dedication of land for pub-
lic use or instruments relating to the vacation of land impressed
with a public use;
 7. Conveyances made to correct descriptions in prior conveyances;
 8. The sale or exchange of parcels or tracts of land following the
division into no more than 2 parts of a particular parcel or tract
of land existing on July 17, 1959 and not involving any new streets
or easements of access;
 9. The sale of a single lot of less than 5 acres from a larger tract
when a survey is made by a registered surveyor; provided, however,
that this exemption shall not apply to the sale of any subsequent
lots from the same larger tract of land, as determined by the di-
mensions and configuration of the larger tract on October 1, 1973.

CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the pur-
pose of inducing the Recorder of Deeds of Cook County, Illinois, to
accept the attached deed for recording.

Allen J. Leonard

SUBSCRIBED and SWORN to before me
this 23rd day of NOVEMBER, 1974

Alan J. Seela
Notary Public



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END OF RECORDED DOCUMENT