

SPECIAL WARRANTY DEED
(Corporation (Individual))
(Illinois)

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THIS INDENTURE, made this 20th day of December, 1985, between The Aetna Casualty and Surety Company

853-15-197

A 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~~, party of the first part, and American National Bank and Trust Company of Chicago, not personally, but as Trustee under a Trust Agreement dated July 26, 1977 and known as Trust No. 40935 (NAME AND ADDRESS OF GRANTEE), party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten (10) Dollars and No/100

Above Space For Recorder's Use Only

in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs 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:

See Exhibit A attached hereto which by this reference is made a part hereof.

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 demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the 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 heirs 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 heirs 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: the lien of general real estate taxes and special assessments, if any, and the rights of any parties in possession.

Permanent Real Estate Index Number(s): 08-17-201-015, 08-16-100-029, 08-16-100-028, 08-16-100-030, 08-16-100-025, 08-16-100-031
Address(es) of real estate: 1701 Golf Road, Rolling Meadows, IL

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, and attested by its Secretary, the day and year first above written.

ASSISTANT VICE

The Aetna Casualty and Surety Company
(Name of Corporation)

By [Signature]
Attest: [Signature] Assistant Secretary

This instrument was prepared by Miriam G. Morse, Sonnenaschein, et al., 8000 Sears Tower, Chicago, IL (NAME AND ADDRESS)

SEND SUBSEQUENT TAX BILLS TO

MAIL TO { (Name) (Address) (City, State and Zip) }

(Name) (Address) (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 679

Box 334

853-15-197

STATE OF ILLINOIS
COUNTY OF COOK

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I, Shirlene E. Watkins, a notary public
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert W. Scott
Assistant Vice
personally known to me to be the President of The Aetna Casualty and Surety Company
~~XXXXXXXXXXXX Corporation~~ and Anita C. Hochstein, personally known to me to be the
Assistant 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 Assistant Vice President and Assistant Secretary, they signed and
delivered the said instrument 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 20th day of December, 1985.

SHIRLENE E. WATKINS
Notary Public
My Comm. Expires 3/31/87

Shirlene E. Watkins
Notary Public

Commission expires 3/31/87

COOK
CO. NO. 016
143136



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 31 '85 DEPT. OF REVENUE 999.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
999.00

COOK
CO. NO. 016
143135



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 31 '85 DEPT. OF REVENUE 999.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
999.00

COOK
CO. NO. 016
143137



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 31 '85 DEPT. OF REVENUE 502.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
502.00

Box

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

85316-197

GEORGE E. COLE
LEGAL FORMS

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EXHIBIT A

Legal Description

PARCEL 1:

Part of the Northeast quarter of Section 17 and part of the Northwest quarter of Section 16, Township 41 North, Range 11 East of the Third Principal Meridian, Cook County, Illinois, described as follows:

Commencing at the Northeast corner of the Northeast quarter of said Section 17; thence Southerly along the East line of said Northeast quarter of Section 17, 60.0 feet to the Southerly right-of-way of Golf Road (State Rte. 58), as dedicated and recorded September 24, 1929, as Documents 10488005 and 10488006, for a place of beginning; thence South 89 degrees-08 minutes West along said Southerly right-of-way of Golf Road (State Rte. 58), 691.05 feet; thence South 0 degrees-52 minutes East, 265.0 feet; thence South 89 degrees-08 minutes West parallel with said Southerly right-of-way of Golf Road (State Rte. 58), 196.11 feet; thence North 0 degrees-27 minutes-20 seconds East, 265.07 feet to said Southerly right-of-way of Golf Road (State Rte. 58), thence South 89 degrees-08 minutes West along said Southerly right-of-way of Golf Road (State Rte. 58), 40.0 feet to the West line of Schwake's Addition to Rolling Meadows, a subdivision recorded August 11, 1970, as Document 21235091, now vacated; thence South 0 degrees-27 minutes-20 seconds West along said West line of Schwake's Addition, 409.95 feet to the Northeasterly right-of-way of the Illinois State Toll Highway, recorded by deed dated July 26, 1956, and recorded July 31, 1956, as Document 16655411; thence South 57 degrees-36 minutes East along said Northeasterly right-of-way of the Illinois State Toll Highway, 1088.71 feet; thence North 32 degrees-23 minutes-43 seconds East, 428.16 feet; thence South 57 degrees-36 minutes East parallel with said Northeasterly right-of-way of the Illinois State Toll Highway, 41.90 feet; thence North 32 degrees-24 minutes East perpendicular to the last-described line, 65.84 feet; thence North 57 degrees-36 minutes West parallel with said Northeasterly right-of-way of the Illinois State Toll Highway, 323.40 feet; thence North 31 degrees-34 minutes-40 seconds East, 27.20 feet; thence North 57 degrees-52 minutes-45 seconds West, 34.94 feet; thence South 32 degrees-06 minutes-35 seconds West, 12.56 feet to said East line of the Northeast quarter of Section 17, said East line also being the West line of Grismer's subdivision, a subdivision recorded August 22, 1951, as Document 15152795, now vacated; thence North along said East line of the Northeast quarter of Section 17, said line also being the West line of Grismer's subdivision, 408.19 feet to the place of beginning, all in Cook County, Illinois, (Except that part dedicated for New Wilke Road).

PARCEL 2:

Part of the Northwest quarter of Section 16, Township 41 North, Range 11 East of the Third Principal Meridian, Cook County, Illinois, described

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as follows:

Commencing at the Northwest corner of the Northwest quarter of said Section 16, thence South along the West line of said Northwest quarter of Section 16, 80.0 feet to the Southerly-right-of-way of Golf Road (State Rte. 58), as dedicated and recorded September 24, 1929, as Document 10488005 and 10488006 for a place of beginning; thence South along said West line of the Northwest quarter of Section 16, said West line also being the West line of Grismer's subdivision, a subdivision recorded August 22, 1951, as Document 15152795, now vacated, 408.19 feet; thence North 32 degrees-06 minutes-35 seconds East, 12.56 feet; thence South 57 degrees-52 minutes-45 seconds East, 34.94 feet; thence South 31 degrees-34 minutes-40 seconds West, 27.20 feet; thence South 57 degrees-36 minutes East parallel with the Northeasterly right-of-way of the Illinois State Toll Highway recorded by deed dated July 26, 1956, and recorded July 31, 1956, as Document 16655411, 323.40 feet; thence South 32 degrees-24 minutes West perpendicular to the last described line, 65.84 feet; thence South 57 degrees 36 minutes East parallel with said Northeast right-of-way of the Illinois State Toll Highway, 157.03 feet; thence North 32 degrees-24 minutes East perpendicular to the last-described line, 245.0 feet; thence South 57 degrees-36 minutes East parallel with said Northeasterly right-of-way of the Illinois State Toll Highway, 252.64 feet; thence North 20 degrees-09 minutes East, 480.03 feet; thence North 69 degrees-51 minutes West perpendicular to the last-described line, 46.0 feet; thence South 20 degrees-09 minutes West perpendicular to the last-described line, 10.29 feet; thence North 58 degrees-17 minutes-03 seconds West, 152.90 feet to the Easterly line of said Grismer's Subdivision; thence North 5 degrees-09 minutes-30 seconds East along said Easterly line of Grismer's subdivision, 156.16 feet to said Southerly right-of-way of Golf Road (State Rte. 58), thence South 89 degrees-05 minutes-58 seconds West along said Southerly right-of-way of Golf Road (State Rte. 58), 742.38 feet to the place of beginning, all in Cook County, Illinois.

PARCEL 3:

Part of the Northeast quarter of Section 17 and part of the Northwest quarter of Section 16, Township 41 North, Range 11 East of the Third Principal Meridian, Cook County, Illinois, described as follows:

Commencing at the Northeast corner of the Northeast quarter of said Section 17; thence Southerly along the East line of said Northeast quarter of Section 17, 80.0 feet to the Southerly right-of-way of Golf Road (State Rte. 58), as dedicated and recorded September 24, 1929, as Document 10488005 and 10488006; thence South along the East line of said Northeast quarter of Section 17, said East line being the West line of Grismer's subdivision, a subdivision recorded August 22, 1951, as Document 15152795, now vacated, 408.19 feet; thence North 32 degrees-06 minutes-35 seconds East, 12.56 feet; thence South 57 degrees-52 minutes-45 seconds East, 34.94 feet; thence South 31 degrees-34 minutes-40 seconds West, 27.20 feet; thence South 57 degrees-36 minutes East parallel with the Northeasterly right-of-way of the Illinois State Toll Highway, recorded by deed dated July 26, 1956, and recorded July 31, 1956, as Document 16655411, 323.40 feet; thence South 32 degrees-24 minutes West perpendicular to the last-described line, 65.84 feet for a place of

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beginning; thence South 57 degrees-36 minutes East parallel with said
Northeasterly right-of-way of the Illinois State Toll Highway, 157.03
feet; thence North 32 degrees-24 minutes East perpendicular to the last-
described line, 245.0 feet; thence South 57 degrees-36 minutes East
parallel with said Northeasterly right-of-way of the Illinois State Toll
Highway, 252.64 feet; thence South 20 degrees-09 minutes West, 596.02
feet; thence North 82 degrees-39 minutes-34 seconds West, 61.92 feet;
thence South 19 degrees-40 minutes West 66.11 feet to said Northeasterly
right-of-way of the Illinois State Toll Highway; thence North 57 degrees-
36 minutes West along said Northeasterly right-of-way of the Illinois
State Toll Highway, 536.49 feet; thence North 32 degrees-23 minutes-43
seconds East, 428.16 feet; thence South 57 degrees-36 minutes East
parallel with said Northeasterly right-of-way of the Illinois State Toll
Highway, 41.90 feet to the place of beginning, all in Cook County,
Illinois.

EASEMENT PARCEL 5:

Easements appurtenant to and for the benefit of Parcels 1, 2 and 3 as
created and granted and set forth in Easement Agreement dated as of September
23, 1977 recorded October 10, 1978 as Document Number 24662689 and as amended
by Amendment to Easement Agreement dated as of May 15, 1980 recorded June
10, 1980 as Document Number 25482426.

EASEMENT PARCEL 6:

Easements appurtenant to and for the benefit of Parcels 1, 2 and 3 as
created and granted and set forth in Reciprocal Easement and Common Wall
Agreement dated as of September 23, 1977 recorded October 10, 1978 as
Document Number 24662688 and as amended by Amendment thereto dated as of
November 21, 1979 recorded December 17, 1979 as Document Number 25284791.

Including Seller's interest in the improvements located
thereon.

DEPT-01 RECORDING \$15.00

- Permanent Tax No.: 08-17-201-015 Vol. 50
- 08-16-100-029 Vol. 50
- 08-16-100-028 Vol. 50
- 08-16-100-030 Vol. 50
- 08-16-100-025 Vol. 50
- 08-16-100-031 Vol. 50

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-85-345497

15.00

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

X Heather C. Helkust being duly sworn
on oath states that she resides at 40 S. Ridgely Street, Oak Park, Ill.
National Park Center and that the attached deed is not in violation of
Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the follow-
ing reasons: (CIRCLE NUMBER BELOW WHICH IS APPLICABLE TO ATTACHED DEED OR LEASE)

1. Said Act is not applicable as the grantors own no property adjoining the pre-
mises described in said deed. (Existing Parcel)

-OR-

the conveyance falls in one of the following exemptions permitted by the Amend-
ed Act which became effective July 17, 1959.

- 2. 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.
- 3. 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.
- 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 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, July 17, 1959, into no more than 2 parts and not involving any new streets or easements of access.
- 10. 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 on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

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

Heather C. Helkust

SUBSCRIBED and SWORN to before me
This 30th day of December, 1955.

[Signature]
Notary Public