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WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)

1986 MAR 31 PM 4:22

86121679

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

86121679

THE GRANTOR THE PRUDENTIAL INSURANCE
COMPANY OF AMERICA

a corporation created and existing under and by virtue of the laws of
the State of New Jersey and duly authorized to transact
business in the State of Illinois, for and in consideration
of the sum of Ten and No/100 (\$10.00) -----

----- DOLLARS,
& other good and valuable consideration in hand paid,
and pursuant to authority given by the Board of Directors
of said corporation, CONVEYS and WARRANTS to
Kelley L. McLaughlin, a single person,
30 North LaSalle, Chicago, Illinois 60602

15.00

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook
in the State of Illinois, to wit:

See Exhibit A Attached Hereto and
by This Reference Made a Part Hereof

Permanent Index Numbers: 09-22-110-005; 09-22-110-006; LOT 1
LOT 5 09-22-110-007; 09-21-206-017; LOT 2
and 09-21-206-018 LOT 2

Property Address: 1400, 1420, 1460 and 1480 Renaissance Drive,
Park Ridge, Illinois

NOTE: The transfer stamps for this deed are located on
document No. 86121679. Property is being
conveyed subject to exceptions listed on Exhibit B.

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be
signed to these presents by its Vice President, and attested by its ASS'T Secretary, this 28
day of March, 1986.

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

IMPRESS CORPORATE SEAL HERE BY Frank A. Maxson VICE PRESIDENT

ATTEST T. Charles Kenniff ASS'T SECRETARY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County
and State aforesaid, DO HEREBY CERTIFY, that Frank A. Maxson personally known to
me to be the Vice President of the Prudential Insurance Company of

IMPRESS NOTARIAL SEAL HERE

America corporation, and T. Charles Kenniff personally known to me to be
the ASS'T 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 ASS'T Secretary, they signed and delivered the said instru-
ment 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 28th day of March, 1986

Commission expires December 1 1988 May Del. Jones
NOTARY PUBLIC

This instrument was prepared by William J. Ralph, Rudnick & Wolfe, 30 N.
LaSalle Street, Chicago, IL 60602 (NAME AND ADDRESS)

MAIL TO: William J. Ralph
(Name)
Rudnick & Wolfe
30 N. LaSalle
Chicago, IL 60602
(City, State and Zip)

ADDRESS OF PROPERTY:
1400, 1420, 1460 and 1480
Renaissance Drive, Park Ridge

THIS ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

OR RECORDER'S OFFICE BOX NO. 333 WJ (Name)
(Address)

BOX 333-WJ

7023 188 02

AFFIX "RIDERS" OR REVENUE STAMPS HERE

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EXHIBIT A

Lot 1, 2, 4 and 5 in Renaissance II, a Resubdivision of Lot 2 of Williamsburg Office Complex, a Subdivision being part of the South East 1/4 of the North East 1/4 of Section 21, and part of the South West 1/4 of the North West 1/4 of Section 22, Township 41 North, Range 12 East of the Third Principal Meridian, recorded as document 23185011, on August 12, 1975, all in Cook County, Illinois

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EXHIBIT B

1. GENERAL REAL ESTATE TAXES FOR THE YEARS 1985 2nd INSTALLMENT - 1986 AND SUBSEQUENT YEARS.
2. TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE TRUST UNDER WHICH TITLE TO SAID LAND IS HELD.
3. EXISTING UNRECORDED LEASES, THEIR TERMS AND PROVISIONS AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER OF AND ALL ACTS DONE OR SUFFERED THEREUNDER BY LESSEES OR BY ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID LESSEES.
4. GRANT MADE BY JOHN BLOTT, AND OTHERS, TO FRANK J. BAKER, RECORDED APRIL 20, 1906 AS DOCUMENT 2849937 OF THE RIGHT AND AUTHORITY TO ERECT, MAINTAIN AND RENEW POLES IN, UPON AND ALONG RAND ROAD AS IS, UPON OR ADJACENT TO THE LAND AND TO STRING WIRES, CABLES AND OTHER NECESSARY EQUIPMENT UPON SUCH POLES.
5. GRANT, DATED OCTOBER 14, 1957 AND RECORDED OCTOBER 18, 1957 AS DOCUMENT 17042328 FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, KNOWN AS TRUST NUMBER 15333 TO THE COMMONWEALTH EDISON COMPANY OF THE RIGHT TO LAY, MAINTAIN, OPERATE AND REMOVE UNDERGROUND CABLES AND NECESSARY APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC CURRENT, INCLUDING THE RIGHT TO CLEAR AND KEEP CLEARED SUCH OBSTRUCTION FOR THE SURFACE AND SUBSURFACE AS MAY BE NECESSARY FOR THE MAINTENANCE AND INSTALLATION OF SUCH FACILITIES IN, UPON, UNDER AND ALONG THE SOUTHWESTERLY SIDE OF THE PUBLIC HIGHWAY KNOWN AS RAND ROAD.
6. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES. (AFFECTS THE EAST 1/2 OF RAND ROAD AND THE NORTH 1/2 OF MAIN STREET)

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RECEIVED AND FILED IN THE OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS, THIS 15TH DAY OF JANUARY, 1900.

WITNESSED MY HAND AND SEAL OF OFFICE THIS 15TH DAY OF JANUARY, 1900.

ATTEST: My commission expires the 15th day of January, 1900.

CLERK OF COOK COUNTY

NOTARY PUBLIC

NOTARY PUBLIC

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7. UNRECORDED EASEMENTS IN THE WESTERLY 1/2 OF RAND ROAD OF THE LAND IN CENTRAL TELEPHONE CORPORATION OF ILLINOIS, TO MAINTAIN ITS FACILITIES AS DISCLOSED BY ITS LETTER TO CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, OF AUGUST 21, 1969
8. EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY IN THE WESTERLY 1/2 OF RAND ROAD OF THE LAND.
9. EASEMENT FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF ALL TELEPHONE AND ELECTRIC EQUIPMENT TO CENTRAL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, SHOWN ON EXHIBIT 'A' ATTACHED TO GRANT, RECORDED MARCH 3, 1970 AS DOCUMENT 21123495.
10. EASEMENTS AS SHOWN ON THE PLAT OF RESUBDIVISION GRANTED TO NORTHERN ILLINOIS GAS COMPANY, THE COMMONWEALTH EDISON COMPANY, CENTRAL TELEPHONE CORPORATION OF ILLINOIS AND THE CITY OF PARK RIDGE, THEIR HEIRS, SUCCESSORS AND ASSIGNS, TO ENTER UPON SAID LAND FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, OPERATING, RENEWING, MAINTAINING, SANITARY SEWERS, WATER MAINS, STORM DRAINAGE, DETENTION LAKE, TELEPHONE CABLES, ELECTRIC CONDUITS, GAS LINES AND MAINS AND APPURTENANCES FOR THE JOINT USE OF ALL THE LOTS IN SAID RESUBDIVISION, FOR VEHICLE PARKING PURPOSES, PARKING LOT AND STREET PURPOSES AND FOR INGRESS AND EGRESS TO AND FROM THE LAND OVER, UNDER AND UPON ALL THE PROPERTY AS SHOWN IN SAID RESUBDIVISION, DATED FEBRUARY 16, 1975 RECORDED MARCH 17, 1976 AS DOCUMENT 23419684 UNDER AND UPON ALL THE REAL ESTATE THEREON PLATTED EXCEPT SO MUCH THEREOF UPON WHICH BUILDINGS AND STRUCTURES ARE TO BE BUILT
11. PROVISIONS OF A CERTAIN PLANNED USE DEVELOPMENT ORDINANCE ADOPTED BY THE CITY OF PARK RIDGE, KNOWN AS ORDINANCE NO. 75-62, DATED NOVEMBER 3, 1975 TO WHICH THE LAND IS MADE SUBJECT BY PLAT OF SUBDIVISION, DOCUMENT 23419684
12. GRANT OF EASEMENT DATED MARCH 18, 1977 AND RECORDED MARCH 18, 1977 AS DOCUMENT 23855014 TO CENTRAL TELEPHONE COMPANY OF ILLINOIS, THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, AND NORTHERN ILLINOIS GAS COMPANY THEIR RESPECTIVE SUCCESSORS AND ASSIGNS FOR PURPOSE OF SERVING LAND WITH ELECTRIC AND COMMUNICATION AND GAS SERVICE AS SHOWN ON EXHIBIT 'A'.

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13. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE LAND AS SHOWN ON EXHIBIT 'A' TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE, ELECTRIC, AND GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO CENTRAL TELEPHONE COMPANY OF ILLINOIS, THE COMMONWEALTH EDISON COMPANY, AND NORTHERN ILLINOIS GAS COMPANY THEIR SUCCESSORS AND ASSIGNS RECORDED MAY 12, 1976 AS DOCUMENT 23482278
14. GRANT OF EASEMENT RECORDED MARCH 18, 1977 AS DOCUMENT 23855015 MADE BY CHICAGO TITLE AND TRUST COMPANY CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 22, 1976 KNOWN AS TRUST NUMBER 1067590 TO CENTRAL TELEPHONE COMPANY OF ILLINOIS, THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, AND NORTHERN ILLINOIS GAS COMPANY THEIR RESPECTIVE SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF SERVING SAID REAL ESTATE WITH ELECTRIC AND COMMUNICATIONS SERVICE AND GAS SERVICE, OVER SAID PLAT AS SHOWN ON EXHIBIT A ATTACHED TO SAID INSTRUMENT.
15. COVENANTS AND RESTRICTIONS CONTAINED IN THE RENAISSANCE II SUBDIVISION OF PARK RIDGE PROPERTY OWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JANUARY 4, 1980 AS DOCUMENT 25306315 EXECUTED BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 22, 1976 AND KNOWN AS TRUST NUMBER 1067588 RELATING TO MEMBERSHIP AND VOTING RIGHTS OF THE ASSOCIATION; USE OF EASEMENT AREAS, ROADS SANITARY AND STORM SEWERS, OF STREETS, ROADS, FOOTPATHS, SEWERS AND WATER MAINS; FURTHER PROVISIO THAT THE LIEN OF THE ASSESSMENTS SHALL BE SUBORDINATE TO THE LIEN OF ANY MORTGAGE OR MORTGAGES.
NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OR FOR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION
16. PROVISIONS CONTAINED IN THE RENAISSANCE II SUBDIVISION OF PARK RIDGE PROPERTY OWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BY CHICAGO TITLE AND TRUST COMPANY A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 22, 1976 KNOWN AS TRUST NUMBER 1067588 AND CHICAGO TITLE AND TRUST COMPANY A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 26, 1979 KNOWN AS TRUST NUMBER 1076681 RECORDED JANUARY 4, 1980 AS DOCUMENT 25306315 WHEREBY EACH OWNER COVENANTS AND AGREES TO PAY TO THE ASSOCIATION (1) ANNUAL ASSESSMENTS OR CHARGES, AND (2) SPECIAL ASSESMENTS FOR EASEMENT AREA IMPROVEMENTS AND THAT THE ANNUAL AND SPECIAL ASSESSMENTS, TOGETHER WITH/INTEREST THEREON AND COSTS OF COLLECTION THEREOF SHALL BE A CHARGE ON THE LAND AND SHALL BE A CONTINUING LIEN UPON THE PROPERTY AGAINST WHICH EACH ASSESSMENT IS MADE.

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17. PERPETUAL GRANT OF EASEMENT CONTAINED IN THE RENAISSANCE II SUBDIVISION OF PARK RIDGE PROPERTY OWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS RECORDED JANUARY 4, 1980 AS DOCUMENT 25306315 MADE BY CHICAGO TITLE AND TRUST COMPANY A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 26, 1979 AND KNOWN AS TRUST NUMBER 1076681 AND CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 22, 1976 KNOWN AS TRUST NUMBER 1067588 TO THE ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY AND THE COMMONWEALTH EDISON COMPANY IN AND OVER THAT PART OF THE LAND LOCATED WITHIN THE INGRESS AND EGRESS EASEMENT AREAS DESCRIBED IN EXHIBIT 'A' ATTACHED TO SAID INSTRUMENT FOR THE PURPOSE OF INSTALLING, SERVICING, REPAIRING AND MAINTAINING ANY PUBLIC UTILITIES.

18. PERPETUAL EASEMENT GRANTED TO EACH LOT OWNER AND THE ASSOCIATION OVER THAT PART DESCRIBED AS EXHIBIT A ATTACHED TO THE RENAISSANCE II SUBDIVISION OF PARK RIDGE PROPERTY OWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS RECORDED JANUARY 4, 1980 AS DOCUMENT 25306315 FOR THE PURPOSE OF INSTALLING, REPAIRING, SERVICING AND MAINTAINING SANITARY SEWER LINES, MAIN STORM SEWER LINES, PRINCIPAL WATER MAINS AND APPURTENANCES; ALSO FOR THE PURPOSE OF ACCESS TO CONNECT SAID MAIN.

19. PERPETUAL EASEMENT GRANTED TO EACH LOT OWNER AND THE ASSOCIATION OVER ALL PARKING AREAS, FOOTPATHS AND STREETS NOW OR HEREAFTER CONSTRUCTED ON ANY OF THE LOTS AS CONTAINED IN THE RENAISSANCE II SUBDIVISION OF PARK RIDGE PROPERTY OWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS RECORDED JANUARY 4, 1980 AS DOCUMENT 25306315.

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