

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

UNOFFICIAL COPY

CAUTION: Consult a lawyer before using or acting under this form. Neither the recorder nor the maker of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS INDENTURE, made this 27th day of June, 1987, between PFIZER INC.

87346529

a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, a party of the first part, and SI DES PLAINES, INC., a Delaware corporation having an address C/O Sibag Holding Corporation, 1100 N. Market St., Wilmington, Delaware

573-16529

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100--
0000 Dollars and other good and valuable considera-

tion 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 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 and made a part hereof.

Subject to Permitted Exceptions as shown on Exhibit B attached hereto and made a part hereof.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
999.00



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
999.00



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
176.75

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, 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, 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, WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Index Number(s): 01-36-300-002 01 36 300 003

Address(es) of real estate: Approx. .49.1094 acres unimproved real property located near the Northeast corner of Barrington Road and the Northwest Tollway (I-90) in Hoffman Estates, Illinois

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 Vice President, and attested by its Asst. Secretary, the day and year first above written.

PFIZER INC.
Name of Corporation

14⁰⁰

By

David P. DeYoe
Vice President
Stanley M. Gorman
Asst. Secretary

Attest:

David P. DeYoe

This instrument was prepared by McDermott, Will & Emery, 111 West Monroe Street, Chicago, IL 60603
NAME AND ADDRESS

MAILED TO { David P. DeYoe
McDermott, Will & Emery
111 West Monroe Street
Chicago, Illinois 60603-4067
Address
City, State and Zip

SEND SUBSEQUENT TAX BILLS TO
SI DES PLAINES, INC., C/O SIBAG HOLDING CORPORATION
1100 N. MARKET ST.
WILMINGTON, DEL. 19801
Address
City, State and Zip

UNOFFICIAL COPY

STATE OF New York ss.
COUNTY OF New York

I, Kay Kintner, a notary public
in and for said County, in the State aforesaid. DO HEREBY CERTIFY that J. P. Valle
personally known to me to be the Vice President of Pfizer Inc.
a Delaware corporation, and Stanley M. Goodman, 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 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 24th day of June, 1987


Kay Kintner
Notary Public
Commission expires November, 1989

KAY KINTNER
NOTARY PUBLIC, State of New York
No. 30-4742128
Qualified in Nassau County
Certificate Filed in New York County
Commission Expires March 30, 1989
November, 1989

87063128

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUN25'87  999.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUN 25 1987  999.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUN25'87  761.75

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

EXHIBIT A

Legal Description

Parcel 1:

That part of the West 1/2 of the Southwest 1/4 of Section 36, Township 42 North, Range 9, East of the Third Principal Meridian, lying North of a line drawn from a point on the West line thereof, a distance of 963.50 feet North of the Southwest corner thereof to a point on the East line thereof, 957.54 feet North of the Southeast corner thereof, (excepting therefrom that part thereof taken and used for original Barrington Road and excepting that part taken for relocated Barrington Road according to Document 1172666), in Cook County, Illinois.

Parcel 2:

A perpetual, non-exclusive easement (the "Easement") in favor of Parcel 1 (and any other property now owned or hereafter acquired by Grantee which is or becomes contiguous to Parcel 1, which other property is included within the term "Parcel 1") for ingress and egress to and from Parcel 1 and for the installation, maintenance, replacement and repair of utility service lines, including but not limited to water, gas, electric and storm and sanitary sewer lines, serving Parcel 1 over, under, upon and across the following described real property:

The Easterly 40 feet of that part of the West 1/2 of the Southwest 1/4 of Section 36, Township 42 North, Range 9, East of the Third Principal Meridian, lying South of a line drawn from a point on the West line thereof, a distance of 963.50 feet North of the Southwest corner thereof to a point on the East line thereof, 957.54 feet North of the Southeast corner thereof (excepting therefrom that part thereof lying Southerly of the Northerly line of Easement granted to Illinois State Toll Highway Authority by Document recorded as 22662741), in Cook County, Illinois.

Grantee shall have the right to construct, maintain, repair and replace a hard surface roadway upon the Easement and utility service lines (as aforesaid) over, under, upon, and across the Easement. Grantee shall maintain any such roadway until such time as the same is dedicated to the Village of Hoffman Estates or until Grantee abandons such roadway. Grantor shall have the right to use such roadway concurrently with Grantee; provided, however, that Grantor shall repair any damage caused to such roadway as a result of Grantor's use thereof.

1173465269

Cook County Clerk's Office

EXHIBIT B

Permitted Exceptions

1. Rights of the public and of the State of Illinois in and to that part of the West 1/2 of the Southwest 1/4 of Section 36 aforesaid, described as follows:

BEGINNING AT A POINT ON THE EAST AND WEST 1/4 LINES OF SAID SECTION 36, SAID POINT BEING 33 FEET EAST OF THE WEST LINE OF SAID SECTION 36; THENCE EAST 33 FEET ALONG THE SAID EAST AND WEST 1/4 LINES OF SECTION 36 TO A POINT; THENCE SOUTHWESTERLY 315.36 FEET ALONG A CURVE CONVEX TO THE SOUTH EAST WITH A RADIUS OF 1887.35 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BARRINGTON ROAD; THENCE NORTH 315.80 FEET ALONG SAID EAST RIGHT OF WAY LINE OF BARRINGTON ROAD TO THE POINT OF BEGINNING. AS DEDICATED FOR ROAD PURPOSES BY INSTRUMENT RECORDED DECEMBER 7, 1962 AS DOCUMENT 11172656

2. Drainage assessments, drainage taxes, water rentals and water taxes;
3. Rights of way for drainage tile, ditches, feeders and laterals, if any;
4. Easement for public utility and water mains, as disclosed by Easement Agreement made by PFIZER INC., a Delaware corporation, to the VILLAGE OF HOFFMAN ESTATES, a municipal corporation of Illinois, recorded December 7, 1962 as Document 26 432 486;
5. Covenants, conditions and restrictions of record; and
6. General taxes for 1966 and subsequent years.

Property of Cook County Clerk's Office

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