

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Corporation)

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88168526

COOK
CO. NO. 018
53121

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
99900

14⁰⁰

(The Above Space For Recorder's Use Only)

THE GRANTOR
FREDRICKSON REAL ESTATE IMPROVEMENT COMPANY
(nominee for Fredrickson and Co.)

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, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to LINCOLN MEADOWS ASSOCIATES, an Illinois general partnership

organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 2 Mid America Plaza, Suite 720, Oakbrook Terrace, IL 60181, the following described Real Estate situated in the County of COOK and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

VILLAGE OF SCHALMBURG
DEPT. OF FINANCE AND ADMINISTRATION
REAL ESTATE TRANSFER TAX
DATE 4/20/88
AMT. PAID \$5,702.00

- 07-24-103-005-0000
- 07-24-103-006-0000
- 07-24-202-002-0000
- 07-24-301-002-0000
- 07-24-501-003-0000
- 07-24-100-001-0000

Permanent Real Estate Index Number(s):
Address(es) of Real Estate: East of Meacham Rd. North of Old Schaumburg Rd.

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 President, and attested by its Secretary, this 20th day of April, 1988.

IMPRESS
CORPORATE SEAL
HERE

FREDRICKSON REAL ESTATE IMPROVEMENT COMPANY
(NAME OF CORPORATION)
BY DAVID B. McAFEE PRESIDENT
ATTEST CARL H. FREDRICKSON 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 DAVID B. McAFEE personally known to me to be the President of the FREDRICKSON REAL ESTATE IMPROVEMENT COMPANY, an Illinois corporation, and CARL H. FREDRICKSON 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 President and 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.

IMPRESS
NOTARIAL SEAL
HERE

Given under my hand and official seal, this 20th day of April, 1988
Commission expires November 19 1989 Catherine M. Thomas NOTARY PUBLIC
This instrument was prepared by Richard C. Clark, 10 S. LaSalle St., Chicago, IL 60603 (NAME AND ADDRESS)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
99900

MAIL TO: { RUDNICK & WOLFE - Anna Ashcraft (Name)
Suite 1800
203 N. LaSalle Street (Address)
Chicago, Illinois 60601 (City, State and Zip) }
OR RECORDER'S OFFICE BOX NO. BOX 333 - GG

SEND SUBSEQUENT TAX BILLS TO
LINCOLN MEADOWS ASSOCIATES
(Name)
2 Mid America Plaza, Suite 720 (Address)
Oakbrook Terrace, IL 60181 (City, State and Zip)

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WARRANTY DEED
Corporation to Corporation

TO

88168526

GEORGE E. COLE
LEGAL FORMS

53123
910 78700
COOK

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 22 '89 DEPT. OF REVENUE 852.75
P.B. 10886

55064

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP APR 22 '89 999.00
P.B. 11427

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP APR 22 '89 999.00
P.B. 11427

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP APR 22 '89 852.75
P.B. 11427

COOK COUNTY CLERK'S OFFICE
FILED FOR RECORD
1988 APR 22 PM 12:41

88168526

210000

EXHIBIT A

THAT PART OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24 (SAID LINE ALSO BEING THE SOUTH LINE OF THE WILLOWS SUBDIVISION AND LEXINGTON FIELDS SOUTH SUBDIVISION) AND THE EAST RIGHT-OF-WAY LINE OF MEACHAM ROAD AS WIDENED BY DOCUMENT NO. 76L23474; THENCE NORTH 89 DEGREES 19 MINUTES 21 SECONDS EAST, 1273.97 FEET ALONG THE SAID NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE NORTH 89 DEGREES 22 MINUTES 48 SECONDS EAST, 1323.56 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24 TO THE WEST LINE OF PRUDENTIAL'S RESUBDIVISION RECORDED AS DOCUMENT NO. 26-727-261; THENCE SOUTH 00 DEGREES 45 MINUTES 58 SECONDS WEST, 1897.15 FEET ALONG THE SAID WEST LINE OF PRUDENTIAL'S RESUBDIVISION, AND SAID WEST LINE PRODUCED SOUTHERLY, TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1050.00 FEET, AN ARC LENGTH OF 356.71 FEET (SAID CURVE NOT TANGENT TO THE LAST DESCRIBED COURSE); THENCE NORTH 47 DEGREES 10 MINUTES 37 SECONDS WEST, 39.00 FEET; THENCE SOUTH 88 DEGREES 12 MINUTES 30 SECONDS WEST, 29.12 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, CONCAVE EASTERLY, HAVING A RADIUS OF 375.0 FEET, AN ARC LENGTH OF 271.21 FEET (SAID CURVE NOT TANGENT TO THE LAST DESCRIBED COURSE); THENCE SOUTH 00 DEGREES 47 MINUTES 24 SECONDS EAST, 26.50 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD SCHAUMBURG ROAD, AS DEDICATED BY DOCUMENT NO. 4623133; THENCE SOUTH 89 DEGREES 12 MINUTES 36 SECONDS WEST, 882.52 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 88 DEGREES 58 MINUTES 50 SECONDS WEST, 1247.30 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OLD SCHAUMBURG ROAD; THENCE NORTH 45 DEGREES 01 MINUTES 45 SECONDS WEST, 41.69 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MEACHAM ROAD, AS WIDENED BY DOCUMENT NO. 76L23474; THENCE NORTH 00 DEGREES 57 MINUTES 39 SECONDS EAST, 409.91 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MEACHAM ROAD; THENCE NORTH 89 DEGREES 19 MINUTES 23 SECONDS EAST, 646.51 FEET; THENCE NORTH 01 DEGREES 31 MINUTES 25 SECONDS EAST, 795.59 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 23 SECONDS WEST, 622.00 FEET; THENCE SOUTH 45 DEGREES 10 MINUTES 27 SECONDS WEST, 43.02 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID MEACHAM ROAD; THENCE NORTH 00 DEGREES 57 MINUTES 39 SECONDS EAST, 85.00 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 57 MINUTES 03 SECONDS EAST, 668.94 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MEACHAM ROAD TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SAID PROPERTY CONTAINS 102.9745 ACRES MORE OR LESS.

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Property of Cook County Clerk's Office

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PROPERTY OF COOK COUNTY

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