

WARRANTY DEED

Statutory (ILLINOIS)

(Corporation to Individual)

(The Above Space For Recorder's Use Only)

UNOFFICIAL COPY

89622628

2628

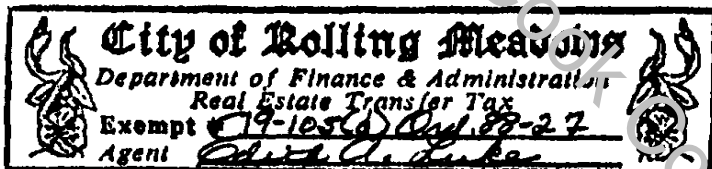
THE GRANTOR Jackson and Wacker Corporation

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  
the sum of Ten and none (\$10.00)-----DOLLARS,

in hand paid, and pursuant to authority given by the Board of Directors of said corporation  
CONVEYS and WARRANTS unto (1) Wilshire-Linden Associates, an Illinois limited  
partnership, an undivided 60% interest, as tenant in common, and (2) Susan  
of the \_\_\_\_\_ of \_\_\_\_\_ in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
the following described Real Estate situated in the County of \_\_\_\_\_  
in the State of Illinois, to wit:

Wexler of the City of Chicago in the County of Cook and State of Illinois, an  
undivided 4.5% interest, as tenant in common, in the Real Estate situated in  
the County of Cook in the State of Illinois described in Exhibit A hereto,  
subject to the matters described in Exhibit B hereto.

\$18.00

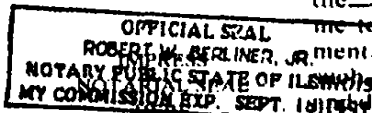


In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name  
to be signed to these presents by its Vice President, and attested by its  
Secretary, this 29th day of December, 1959.

IMPRESS  
CORPORATE SEAL  
HERE

Jackson and Wacker Corporation  
(NAME OF CORPORATION)  
BY Larry R. Feder Larry R. Feder, Vice PRESIDENT  
ATTEST Robert Novak Robert Novak, 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 Larry R. Feder  
personally known to me to be the Vice President of the Jackson and Wacker  
Corporation, an Illinois  
corporation, and Robert Novak 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 instru-



ment, appeared before me this day in person and severally acknowledged that as  
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  
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 29th day of December, 1959

Commission expires 19 Robert W. Berliner, Jr.  
NOTARY PUBLIC

prepared by and

Robert W. Berliner, Jr.  
(Name)  
Suite 1500  
919 North Michigan Avenue  
(Address)  
Chicago, Illinois 60611  
(City, State and Zip)

MAIL TO:

OR

RECORDER'S OFFICE BOX NO. 333

ADDRESS OF PROPERTY:  
1600 Golf Road

Rolling Meadows, Illinois  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED  
SEND SUBSEQUENT TAX BILLS TO  
Wilshire-Linden Associates  
Suite 1500 (Name)  
919 North Michigan Avenue  
(Address)  
Chicago, Illinois 60611

AFFIX "RIDERS" OR REVENUE STAMPS HERE  
I hereby declare that the attached deed represents a  
transaction exempt under provisions of Paragraph c,  
Section 4, of the Real Estate Transfer Tax Act.

DOCUMENT NUMBER

89622628

7235894 546

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**WARRANTY DEED**

**Corporation to Individual**

TO

Property of Cook County Clerk's Office

**GEORGE E. COLE<sup>®</sup>**  
**LEGAL FORMS**

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8 9 6 2 2 6 2 8

## PARCEL 1:

THAT PART OF LOTS 2 AND 4 IN 38-62 VENTURE SUBDIVISION OF PART OF SECTIONS 8 AND 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1970 AS DOCUMENT 21092384, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT 4 (THE WEST LINE OF SAID LOT 4 HAVING AN ASSUMED BEARING OF NORTH 00 DEGREES, 17 MINUTES, 57 SECONDS WEST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 89 DEGREES, 51 MINUTES, 05 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 2 AND 4, 224.79 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 88 DEGREES, 15 MINUTES, 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, 148.03 FEET TO AN INTERSECTION WITH A LINE 17.0 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 2 AND 4; THENCE NORTH 00 DEGREES, 17 MINUTES, 57 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, BEING THE EAST LINE OF WILKE ROAD AS VICTORIED, 1128.93 FEET; THENCE NORTH 89 DEGREES, 42 MINUTES, 03 SECONDS EAST, 137.0 FEET; THENCE SOUTH 00 DEGREES, 17 MINUTES, 57 SECONDS EAST, 159.65 FEET; THENCE SOUTH 30 DEGREES, 40 MINUTES, 22 SECONDS EAST, 149.69 FEET; THENCE SOUTH 00 DEGREES, 17 MINUTES, 57 SECONDS EAST, 19.97 FEET; THENCE NORTH 89 DEGREES, 42 MINUTES, 03 SECONDS EAST, 227.47 FEET; TO A POINT ON THE EAST LINE OF SAID LOT 4, 853.38 FEET, AS MEASURED ALONG SAID EAST LINE, NORTH OF THE SOUTH EAST CORNER OF SAID LOT 4; THENCE SOUTH 00 DEGREES, 17 MINUTES, 57 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 4, 853.38 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS;

## PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN AND CREATED BY AGREEMENT AND DECLARATION OF COVENANTS AND EASEMENT RECORDED AS DOCUMENT NUMBER 86214935 FOR INGRESS AND EGRESS, SUPPORT, UTILITY AND SERVICE EASEMENTS, PARKING AND ENCROACHMENT EASEMENT OVER THE FOLLOWING DESCRIBED PROPERTY:

LOTS 2 AND 4 IN 38-62 VENTURE SUBDIVISION OF PART OF SECTIONS 8 AND 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 17.0 FEET OF SAID LOTS, AS MEASURED AT RIGHT ANGLES) AND EXCEPT THAT PART OF LOT 4 DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 4; THENCE SOUTH 12 DEGREES 10 MINUTES 10 SECONDS WEST, 271.97 FEET TO A POINT BEING 297.82 FEET EASTERLY OF THE SOUTHWEST CORNER OF LOT 4 IN SAID 38-62 VENTURE

EXHIBIT A

SUBDIVISION; THENCE CONTINUOUSLY SOUTH 12 DEGREES 10 MINUTES 10 SECONDS WEST A DISTANCE OF 20.03 FEET; THENCE SOUTH 64 DEGREES 18 MINUTES 39 SECONDS EAST, 123.39 FEET; THENCE NORTH 21 DEGREES 25 MINUTES 20 SECONDS EAST A DISTANCE OF 297.37 FEET TO A POINT IN THE NORTHEASTERLY LINE OF LOT 4 IN SAID 58-62 VENTURE SUBDIVISION, SAID LINE BEING AN ARC OF A CIRCLE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 2814.79 FEET; THENCE NORTHWESTERLY ALONG SAID ARC FOR A DISTANCE OF 170.02 FEET TO THE PLACE OF BEGINNING, AND EXCEPT THE NORTH 113.86 FEET, MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF LOT 4, OF THE EAST 214.73 FEET OF THE WEST 231.73 FEET, MEASURED AT RIGHT ANGLES, OF LOT 4 AND EXCEPT THAT PART OF LOT 4 DESCRIBED AS FOLLOWS, THE WEST LINE OF SAID LOT 4 IS DUE NORTH-SOUTH FOR THE FOLLOWING COURSES; BEGINNING AT A POINT IN THE WEST LINE OF LOT 4 AFORESAID, 114 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE SOUTH 87 DEGREES 07 MINUTES EAST A DISTANCE OF 232.02 FEET; THENCE DUE SOUTH A DISTANCE OF 120 FEET; THENCE NORTH 87 DEGREES 07 MINUTES WEST A DISTANCE OF 232.02 FEET TO SAID WEST LINE OF LOT 4; THENCE DUE NORTH ON SAID LINE, A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING,

(EXCEPTING THEREFROM:

THAT PART OF LOTS 2 AND 4 IN 58-62 VENTURE SUBDIVISION OF PART OF SECTIONS 8 AND 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1970 AS DOCUMENT NUMBER 2109384, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4 (THE WEST LINE OF SAID LOT 4 HAVING AN ASSURED BEARING OF NORTH 00 DEGREES 17 MINUTES 57 SECONDS WEST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 89 DEGREES 51 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 2 AND 4, 334.79 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 88 DEGREES 15 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, 143.03 FEET TO AN INTERSECTION WITH A LINE 17.0 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 2 AND 4; THENCE NORTH 00 DEGREES 17 MINUTES 57 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, BEING THE EAST LINE OF WILKE ROAD AS WIDENED, 1128.93 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, 137.0 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 57 SECONDS EAST, 139.63 FEET;

THENCE SOUTH 50 DEGREES 40 MINUTES 22 SECONDS EAST, 149.69 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 57 SECONDS EAST, 19.37 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, 227.47 FEET;

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TO A POINT ON THE EAST LINE OF SAID LOT 4, 853.38 FEET, AS MEASURED ALONG SAID EAST LINE, NORTH OF THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00 DEGREES 17 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 4, 853.38 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

A PERMANENT AND PERPETUAL NON-EXCLUSIVE EASEMENT AS CREATED IN AGREEMENT REGARDING EXTINGUISHMENT, RELEASE AND REGRANT OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 2, 1970 AND KNOWN AS TRUST NUMBER 56088 RECORDED APRIL 30, 1986 AS DOCUMENT 86170066, FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSES OF CONSTRUCTING, OPERATING, USING, REPAIRING, REMOVING, REPLACING AND MAINTAINING A WATER LINE OR LINES AND A SANITARY SEWER AND APPURTENANCES AND FOR ACCESS THERETO FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, USING, MAINTAINING, REMOVING, REPLACING AND REPAIRING SAME, IN, UPON, ACROSS, OVER AND UNDER THAT PORTION OF PARCEL A AS DESCRIBED IN SAID EASEMENT AGREEMENT.

ADDRESS OF PROPERTY: 1600 Golf Road  
Rolling Meadows, Illinois

PERMANENT INDEX NO.: 08-08-403-021-0000

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## PERMITTED EXCEPTIONS

1. THE LAND IS LOCATED WITHIN DRAINAGE DISTRICT NUMBER 1 OF ELK GROVE IN COOK COUNTY, ILLINOIS AND THE PREMISES IS SUBJECT TO LIENS FOR DRAINAGE ASSESSMENTS AND DRAINAGE TAXES NOT SHOWN OF RECORD.
2. RESTRICTION CONTAINED IN DECLARATION OF RESTRICTIVE COVENANTS RECORDED DECEMBER 27, 1968 AS DOCUMENT 20713844 ONLY TO THE EXTENT THAT SAID DOCUMENT PRECLUDES THE ERECTION OF AN AUTOMOBILE SERVICE STATION ON THE LAND.
3. RESTRICTION CONTAINED IN RELEASE AND TRANSFER OF RESTRICTIVE COVENANT RECORDED MARCH 12, 1970 AS DOCUMENT 21109630 WHICH PROVIDES THAT THE PROPERTY LEGALLY DESCRIBED AS:  
  
LOT 2 OF THE PROPOSED PLAT OF THE 58-62 VENTURE SUBDIVISION OF PART OF SECTIONS 8 AND 9 TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN  
  
SHALL AT NO TIME BE DEVELOPED OR IMPROVED WITH AN AUTOMOBILE SERVICE STATION AS DEFINED IN THE COMPREHENSIVE ZONING CODE OF THE CITY OF ROLLING MEADOWS, AND THAT NO REQUESTS SHALL BE MADE BY THE DECLARANT, ITS HEIRS, GRANTEES, ASSIGNS, EXECUTORS OR ADMINISTRATORS, REQUESTING THAT THE SAID CITY OF ROLLING MEADOWS ISSUE A BUILDING PERMIT FOR THE ERECTION OF THE AFORE-DESCRIBED TERRITORY OF AN AUTOMOBILE SERVICE STATION, SAID COVENANT BEING A RESTRICTION RUNNING WITH THE LAND FOR THE BENEFIT OF THE CITY OF ROLLING MEADOWS AND SHALL BE ENFORCEABLE BY SAID CITY.
4. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE AREA SHOWN ON EXHIBIT A TO GRANT, TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY RECORDED MAY 29, 1985 AS DOCUMENT 85038822.
5. ENCROACHMENT OF 1 STORY COMMERCIAL BUILDING OVER THE NORTH LINE BY .17 TO .08 FEET AS DISCLOSED BY SURVEY BY EDWARD J. MOLLOY & ASSOCIATES, LTD., DATED FEBRUARY 12, 1986 AS ORDER NUMBER 860175, PERMITTED BY AGREEMENT AND DECLARATION OF COVENANTS AND EASEMENTS RECORDED MAY 30, 1986 AS DOCUMENT 86214935.

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6. PLAT OF EASEMENT DATED FEBRUARY 11, 1986 AND RECORDED APRIL 30, 1986 AS DOCUMENT 8617069 GRANTING AN EASEMENT FOR WATER MAIN PURPOSES TO THE CITY OF ROLLING MEADOWS.
7. TERMS, PROVISIONS AND CONDITIONS RELATING TO SAID EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT.
8. RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF THE EASEMENT RECORDED AS DOCUMENT 86214935.
9. EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THAT PART OF THE EASTERLY 27 FEET OF LOT 4 IN THE 38-62 VENTURE SUBDIVISION AFORESAID SHOWN ON EXHIBIT 'B' AND DESIGNATED THEREON AS 'TRUST SITE EASEMENT AREA' ATTACHED TO EASEMENT AGREEMENT BETWEEN CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 36088 AND J. C. PENNEY PROPERTIES, INC., A CORPORATION OF DELAWARE, DATED DECEMBER 10, 1971 AND RECORDED JANUARY 6, 1972 AS DOCUMENT 21769213 AND THE COVENANTS, CONDITIONS AND AGREEMENT THEREIN CONTAINED.
10. PLAT OF EASEMENT DATED FEBRUARY 10, 1977 AND RECORDED MARCH 4, 1977 AS DOCUMENT 23839362 FOR PUBLIC UTILITIES.
11. PLAT OF EASEMENT DATED FEBRUARY 21, 1986 AND RECORDED APRIL 30, 1986 AS DOCUMENT 86170060 GRANTING TO THE CITY OF ROLLING MEADOWS A SEWER AND WATER MAIN.
12. AGREEMENT REGARDING EXTINGUISHMENT, RELEASE AND REGRANT OF EASEMENT, COVENANTS AND RESTRICTIONS DATED OCTOBER 18, 1984 AND RECORDED APRIL 30, 1986 AS DOCUMENT 86170066 BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 2, 1970 AND KNOWN AS TRUST NUMBER 36088, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 19, 1984 AND KNOWN AS TRUST NUMBER 61717.
13. EASEMENTS AS SET FORTH IN AGREEMENT AND DECLARATION OF COVENANTS AND EASEMENTS AS SET FORTH AND CREATED BY AGREEMENT AND DECLARATION OF COVENANTS AND EASEMENTS RECORDED MAY 30, 1986 AS DOCUMENT 86214935.
14. TERMS, PROVISIONS, CONDITIONS AND AGREEMENTS CONTAINED IN A CERTAIN WCS AGREEMENT DATED DECEMBER 1, 1986 AND RELATING TO THE INSTALLATION OF AN INTRA-BUILDING TRANSMISSION SYSTEM, MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 61717, 67306 AND 62248, MARQUETTE CENTRE VENTURE I, AN ILLINOIS LIMITED PARTNERSHIP, GENERAL ELECTRIC REAL ESTATE EQUITIES, INC., A DELAWARE CORPORATION, MARQUETTE PROPERTIES, INC., A CORPORATION OF ILLINOIS, AND WHITEHOUSE COMMUNICATION SERVICES, INC., A CORPORATION OF ILLINOIS, A MEMORANDUM OF WHICH AGREEMENT WAS RECORDED MARCH 18, 1987 AS DOCUMENT 87146568.

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15. TERMS, PROVISIONS AND AGREEMENTS CONTAINED IN THE CONTRACT FOR REGULATION OF TRAFFIC DATED OCTOBER 9, 1987 AND RECORDED NOVEMBER 17, 1987 AS DOCUMENT 87616264 MADE BY AND BETWEEN THE CITY OF ROLLING MEADOWS AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 61717.
16. AGREEMENT FOR PARTY WALL RECORDED FEBRUARY 24, 1989 AS DOCUMENT 89083603 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 62248, GENERAL ELECTRIC CAPITAL CORPORATION AND GENERAL ELECTRIC REAL ESTATE EQUITIES, INC.
17. RIGHTS OF TENANTS UNDER EXISTING UNRECORDED LEASES, AND RIGHTS OF PARTIES CLAIMING THROUGH SUCH TENANTS.
18. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
19. ACTS SUFFERED OR PERMITTED BY, THROUGH OR UNDER GRANTEE.
20. FIRST MORTGAGE TO GENERAL ELECTRIC CAPITAL CORPORATION DATED DECEMBER 15, 1989.
21. ASSIGNMENT OF RENTS AND LEASES TO GENERAL ELECTRIC CAPITAL CORPORATION DATED DECEMBER 15, 1989.
22. UNIFORM COMMERCIAL CODE FINANCING STATEMENTS TO GENERAL ELECTRIC CAPITAL CORPORATION, AS SECURED PARTY.

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