

SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

UNOFFICIAL COPY 89087654

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

89087654

THIS INDENTURE, made this 27th day of February,  
1989, between Bill Knapp's Properties, Inc.

a corporation created and existing under and by virtue of the laws of  
the State of Michigan and duly authorized to transact  
business in the State of Illinois, party of the first part,  
and Bill Anest and Peter Anest, 400 S. Curran  
Road, Grayslake, Illinois 60030

(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 (\$10.00)  
Dollars and other good and valuable consideration

14<sup>00</sup>

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 their 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 Legal Description attached hereto and made a part hereof as  
Exhibit A.

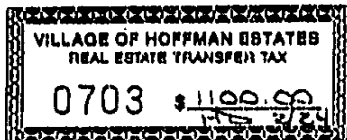
\*general real estate taxes for 1988 and subsequent years; building, building lines  
and use or occupancy restrictions, covenants and conditions of record provided  
such use or occupancy restrictions, covenants and conditions of record do not  
interfere with the use of the property as a restaurant as such use was made of the  
property by Seller prior to February 16, 1989; zoning laws and ordinances; visible  
public roads and highways and easements therefor; easements for public utilities  
which do not underlie the improvements upon the property; acts of Grantees; grant  
recorded January 11, 1983 as Document 26464967 made by and between Bill Knapp's  
Properties, Inc. and the Village of Hoffman Estates and to public utilities  
companies including the Illinois Bell Telephone Company, Northern Illinois Gas  
Company and the Commonwealth Edison Company relating to easement for sewer,  
water, electric, gas, telephone, etc.

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, their 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, their 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: (\*)

Permanent Real Estate Index Number(s): 07-16-100-011  
Address(es) of real estate: 1149 West Golf Road, 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 Chairman Richard J. Higgins, and attested by its Secretary, the day  
and year first above written. Alan R. [Signature]  
of the Board Secretary



BILL KNAPP'S PROPERTIES, INC.  
(Name of Corporation)

By Richard J. Higgins  
Chairman of the Board  
Attest: Alan R. [Signature]  
Secretary

This instrument was prepared by David Carroll, Chapman and Cutler, 111 W. Monroe, Chicago,  
(NAME AND ADDRESS) Illinois

MAIL TO: { Bill Anest and Peter Anest  
(Name)  
400 S. Curran Road  
(Address)  
Grayslake, Illinois 60030  
(City, State and Zip) }

SEND SUBSEQUENT TAX BILLS TO:  
Bill Anest and Peter Anest  
(Name)  
400 S. Curran Road  
(Address)  
Grayslake, Illinois 60030  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 333

7201274 03

89087654

# UNOFFICIAL COPY

STATE OF Michigan  
COUNTY OF Calhoun } ss.

I, Annette Calvert, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard J. Higgins personally known to me to be the Board Chairman ~~President~~ of Bill Knapp's Properties, Inc., an Illinois corporation, and Alan R. DePoy, 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 Board Chairman ~~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.

GIVEN under my hand and official seal this 24th day of February, 1989.

Annette Calvert  
Notary Public

Commission expires APRIL 15, 1990  
Notary Public, Calhoun County, Michigan  
My Commission Expires January 15, 1990

COOK COUNTY CLERK'S OFFICE  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
FEB 28 '89 DEPT. OF REVENUE  
508.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP FEB 28 '89  
508.00

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE  
LEGAL FORMS

89087654

# UNOFFICIAL COPY

EXHIBIT A

7201 274 03

THAT PART OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF GOLF ROAD (140 FEET WIDE) WITH THE WEST LINE OF THE NORTH WEST 1/4 OF SAID SECTION 16; THENCE EASTWARD ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 88 DEGREES 36 MINUTES 39 SECONDS EAST, A DISTANCE OF 403.70 FEET TO A POINT ON THE WEST LINE OF GANNON DRIVE, AS DEDICATED AS A PART OF HOFFMAN HILLS, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1978 AS DOCUMENT 24693784; THENCE SOUTHWARD ALONG THE SAID WEST LINE, SOUTH 1 DEGREES 23 MINUTES 21 SECONDS EAST, A DISTANCE OF 350.00 FEET TO THE NORTH EAST CORNER OF LOT 1 IN BLOCK 1 IN SAID HOFFMAN HILLS UNIT NO. 1; THENCE WESTWARD ALONG THE NORTHERLY LINE OF SAID BLOCK 1, SOUTH 88 DEGREES 36 MINUTES 39 SECONDS WEST, A DISTANCE OF 430.25 FEET TO A POINT ON THE SAID WEST LINE OF THE NORTH WEST 1/4 OF SECTION 16; THENCE NORTHWARD ALONG THE SAID WEST LINE, NORTH 2 DEGREES 36 MINUTES 26 SECONDS EAST, A DISTANCE OF 351.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

89087654

UNOFFICIAL COPY

Property of Cook County Clerk's Office

42082024

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF MICHIGAN )  
COUNTY OF CALHOUN )

Bill Knapp's Properties, Inc., a corporation of Michigan, being duly sworn on oath, states that its address is 110 Knapp Drive, Battle Creek, Michigan 49015. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. 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.
2. The divisions of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. 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.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyances 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.
7. The conveyance made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.
10. The conveyance is of land described in the same manner as title was taken by grantor(s)).

89087654

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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.

Dated February 24, 1989

BILL KNAPP'S PROPERTIES, INC.

By Richard J. Higgins  
Richard J. Higgins  
Chairman of the Board

Subscribed and sworn to before me this 24th day of February, 1989.

Christine Calvert  
Notary Public

Notary Public, Cook County, Michigan  
My Commission Expires December 15, 1990

UNOFFICIAL COPY

Property of Cook County Clerk's Office

42288082