

UNOFFICIAL COPY

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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Detroit-Armor Corporation, an Illinois corporation, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby CONVEY, GRANT, BARGAIN and SELL to CHICOL EQUITIES Co., an Ohio corporation, GRANTEE, all of the following described premises situated in Cook County, Illinois, to wit:

15.00

THAT PART OF LOT 8 IN TOLLWAY INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF EAST 1/2 OF SECTION 23 AND PART OF THE WEST 1/2 OF SECTION 34 ALL IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN PALATINE TOWNSHIP COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 8 THENCE SOUTH WESTWARD ALONG THE WESTERLY OF SAID LOT 8, BEING THE EASTERLY LINE OF PALMER DRIVE, SOUTH 20 DEGREES 21 MINUTES 50 SECONDS WEST A DISTANCE OF 325.00 FEET TO A POINT OF CURVATURE THENCE SOUTHWARD ALONG A CURVED LINE BEING THE EASTERLY LINE OF PALMER DRIVE, CONVEXED TO THE WEST OF 680.48 FEET IN RADIUS FOR AN ARC LENGTH OF 40.00 FEET TO THE POINT OF BEGINNING THENCE CONTINUING SOUTHWARD ALONG THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 762.82 FEET, THENCE NORTHWARD ALONG A COURSE BEING PARALLEL WITH THE EASTERLY LINE OF SAID LOT 8, NORTH 21 DEGREES 40 MINUTES 34 SECONDS EAST A DISTANCE OF 568.59 FEET THENCE NORTH 66 DEGREES 53 MINUTES 51 SECONDS WEST A DISTANCE OF 433.47 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, TOGETHER WITH ALL THE HEREDITAMENTS, TENEMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANY WAY APPERTAINING.

200714

REAL ESTATE TRANSACTION TAX  
Cook County  
725.00

30206530

Tax Index No.: 02-34-300-018  
Address of Property: 2233 N. Palmer Drive  
Schaumburg, Illinois

# 8245  
VILLAGE OF SCHAMBURG  
DEPT. OF FINANCE AND COMMUNICATIONS  
DATE 5/2/90  
AMT. PAID \$ 1450.00

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE

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To Have and To Hold the said premises unto the said GRANTEE, its successors and assigns forever, subject only to:

- a. Rights or claims of parties in possession not shown by the public record.
- b. Encroachments, overlaps, boundary line disputes, and any other matters which would be discovered by an accurate survey and inspection of the premises.
- c. Easements or claims of easements not shown by the public records and existing water, mineral, oil and exploitation rights.
- d. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished imposed by law and not shown by the public records.
- e. Taxes or special assessments which are not shown as existing liens by the public records.
- f. Restrictions upon the use of the premises not appearing in the chain of title.
- g. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
- h. Building line as shown on plat of subdivision recorded May 23, 1966 as Document 19834935, over the Westerly, Southwesterly and Southerly 35 feet of the land.
- i. Reservation of easement to use, install, repair, replace and maintain utilities including sanitary sewers, storm sewers, gas, electricity, telephone and water facilities and for ingress and egress over, under and across the Easterly 10 feet, the Northerly 10 feet and the Westerly and Southerly 15 feet of the land contained in the deed from Chicago Title and Trust Company as Trustee under Trust Agreement dated February 21, 1963 and known as Trust Number 45332 to P. N. J. Land Corporation, a Corporation of Illinois, dated September 13, 1967 and recorded October 11, 1967 as Document 20287241.

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- j. Covenants and restrictions contained in the deed from Chicago Title and Trust Company as Trustee under Trust Agreement dated February 21, 1963 and known as Trust Number 45332 to P. N. J. Land Corporation, a Corporation of Illinois, dated September 13, 1967 and recorded October 11, 1967 as Document 20287241, relating to construction of buildings, building materials, parking areas, outside storage, signs, landscaping, approval of plans, roof construction and location of buildings.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OR FOR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

- k. Real estate taxes for 1989 and subsequent years.
- l. Acts done by or suffered through Chicol Equities Co., or by, through or under Chicol Equities Co.

And the said Grantor, for itself and its successors, does warrant to the said GRANTEE, successors and assigns, only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner, encumbered; and
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR.

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IN WITNESS WHEREOF, the said Detroit-Armor Corporation has caused its corporate seal to be affixed and these presents to be signed by its duly authorized officers in its behalf, this 4th day of May, 1990.

ATTEST:

[GRANTOR]

Its \_\_\_\_\_

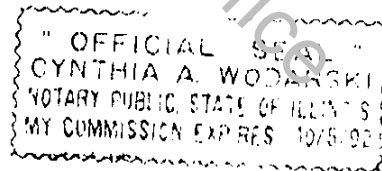
By: \_\_\_\_\_  
Its \_\_\_\_\_

This instrument was prepared by: Laurretta J. Moran, Hopkins & Sutter, Three First National Plaza, Ste. 4300, Chicago, IL 60602

STATE OF Illinois )  
COUNTY OF Cook ) SS

The foregoing instrument was acknowledged before me this 4th day of May, 1990, by \_\_\_\_\_ and \_\_\_\_\_ of the \_\_\_\_\_ and \_\_\_\_\_ of Detroit-Armor Corporation, on behalf of the corporation.

\_\_\_\_\_  
Notary Public, Cook County, Illinois  
My commission expires 10/5/92



After Recording  
Mail to:

~~Chicago~~  
O'Connor Selfie and Meyers  
10th Floor  
2 N. LaSalle, Chicago, IL  
ATTN: J. Girardi

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