

IT IS ACKNOWLEDGED THAT THE PROPERTY HAS BEEN ACQUIRED BY GRANTEE THROUGH A DEED IN LIEU OF FORECLOSURE AND THAT GRANTEE HAS NEVER OCCUPIED THE PROPERTY. GRANTEE BY ACCEPTANCE OF THIS DEED SPECIFICALLY ACKNOWLEDGES THAT NEITHER GRANTEE NOR ANYONE ON BEHALF OF GRANTEE MAKES ANY WARRANTIES, COVENANTS OR REPRESENTATIONS TO GRANTEE, EITHER EXPRESS OR IMPLIED, OF ANY NATURE OR KIND OR VALUE, INCLUDING, WITHOUT LIMITATION, THOSE OF MERCHANTABILITY, HABITABILITY OR FITNESS FOR A PARTICULAR PURPOSE IN RESPECT OF THE PROPERTY AND IT IS EXPRESSLY UNDERSTOOD THAT THE PROPERTY IS BEING CONVEYED IN AN "AS IS" AND "WITH ALL FAULTS" CONDITION. BY ACCEPTANCE OF THIS DEED, GRANTEE AFFIRMS THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESS, IMPLIED OR STATUTORY.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantee, its heirs, successors and assigns forever; and Grantor does hereby bind its successors and assigns to WARRANT AND FOREVER DEFEND all singular the Property unto the Grantee, its heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

This conveyance is made and accepted subject to all easements, restrictions, encumbrances, access limitations, covenants, conditions, royalty and mineral reservations affecting the Property, use and ownership of the Property and all other matters which affect the Property, including without limitation those which appear of record in the Office of the County Clerk of Cook County, Illinois, and those shown on Exhibit "B" to this Deed, to the extent they are in effect and relate to the Property.

("Grantee"), all of the real property in Cook County, Illinois described in Exhibit "A" attached hereto and incorporated herein for all purposes ("the Property").

THE ARNOLD INVESTMENT GROUP, LTD., an Illinois corporation 1830 Lunt Avenue, Elk Grove Village, Illinois 60007

That BENJAMIN FRANKLIN FEDERAL SAVINGS ASSOCIATION ("Grantor"), of Harris County, Texas, for and in consideration of TEN AND NO/DOLLARS (\$10.00) and other consideration to Grantor paid by the Grantee herein named, the receipt of sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto

THE STATE OF TEXAS
COUNTY OF HARRIS
KNOW ALL MEN BY THESE PRESENTS:

91173819

Exempt under provision of law...
Buyer, County of Harris, Texas
SPECIAL WARRANTY DEED
Date 4-15-91
Harris County, Texas

VILLAGE OF SCHUMBERG
DEPT. OF PUBLIC REAL ESTATE
AND ADULT DONOR TRANSFER TAX
DATE 4/11/91
AMT. PAID

61832116

Q # 72-96-9121 D 2

\$16.00

\$ 16.00

UNOFFICIAL COPY

Property of Cook County Clerk's Office

248'00

2 10'00

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6183716
60067
Dakota, Ill. 60067
Suite 114
2401 Palm Street Rd
Bldg 2401
Mait & Co

Rather R. Rothstein
100 West Monroe, Suite 2000
Chicago, Illinois 60603

This instrument was prepared by:

1991 APR 16 PM 1:05
91173819

COOK COUNTY, ILLINOIS

02-34-300-033-0000

Property Index No.:

Schaumburg, Illinois 60173

2122-2130 Palmer Drive

Address of Property:

As its *First Vice President*

Name: *MARY HARRIS*

BY: *Mary Harris*

BENJAMIN FRANKLIN FEDERAL SAVINGS ASSOCIATION

EXECUTED this 10th day of April, 1991.

Ad valorem taxes on the property for the calendar year 1990, which have been prorated, are hereby assumed by grantee.

GRANTOR SHALL HAVE NO LIABILITY FOR AND THE GRANTEE HAS AGREED TO INDEMNIFY SELLER FROM ANY AND ALL LIABILITY, CAUSES OF ACTION, CLAIMS, DEMANDS, DAMAGES, INJURIES, COSTS AND EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES) (COLLECTIVELY "LIABILITY") RELATED TO THE PROPERTY WHICH ARE INCURRED, MADE OR ASSERTED AGAINST GRANTOR OR AGAINST THE PROPERTY, INCLUDING WITHOUT LIMITATION LIABILITY INCURRED, MADE OR ASSERTED AFTER THE DATE OF THIS DEED, RELATING TO ENVIRONMENTAL CONDITIONS, VIOLATIONS OR REMEDIAL COSTS, INCLUDING, WITHOUT LIMITATION, THOSE COSTS WHICH RESULT FROM THE SOLE OR CONCURRENT NEGLIGENCE OF GRANTOR, GRANTEE SHALL HAVE NO RIGHT OR CLAIM AGAINST GRANTOR FOR DAMAGES, RESCISSION OF THE SALE, REDUCTION OF THE SALES PRICE OR OTHERWISE BECAUSE OF THE PHYSICAL CONDITION OF THE PROPERTY (INCLUDING WITHOUT LIMITATION, ITS ENVIRONMENTAL CONDITION), ANY SUCH RIGHT OR CLAIM BEING HEREBY EXPRESSLY WAIVED BY GRANTEE. THE WAIVERS AND EXCULPATION PROVIDED ABOVE SHALL BE DEEMED TO BE COVENANTS RUNNING WITH THE LAND AND BINDING UPON ALL SUCCESSORS AND ASSIGNS OR GRANTEE AND ALL OTHER OPERATORS OF THE PROPERTY.

6183716

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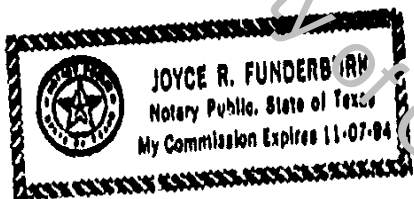
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(ACKNOWLEDGEMENT)

THE STATE OF TEXAS S
 S
COUNTY OF HARRIS S

This instrument was acknowledged before me on the 10th day of April, 1991, by Dary Horne, 1st Vice President of BENJAMIN FRANKLIN FEDERAL SAVINGS ASSOCIATION, a chartered savings association, on behalf of said Association.



Joyce R. Funderbark
Notary Public in and for the
State of

My commission expires

(NOTARY SEAL)

ACKNOWLEDGED AND ACCEPTED:

Grantee

(address)

(address)

COOK County Clerk's Office

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EXHIBIT "A"

Legal description for property commonly known as 2122-2130 Palmer Drive, Schaumburg, Cook County, Illinois 60173

THAT PART OF LOT 9 IN TOLLWAY INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 33 AND PART OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE EASTERMOST CORNER OF SAID LOT 9, BEING THE INTERSECTION OF THE SOUTHERLY LINE OF PALMER DRIVE WITH THE WESTERLY LINE OF HAMMOND DRIVE; THENCE SOUTH WESTWARD ALONG THE SAID WESTERLY LINE OF HAMMOND DRIVE, SOUTH 21 DEGREES 40 MINUTES 34 SECONDS WEST, A DISTANCE OF 320 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT 9; THENCE NORTH WESTWARD ALONG THE SOUTHERLY LINE OF SAID LOT 9, NORTH 74 DEGREES 35 MINUTES 36 SECONDS WEST, A DISTANCE OF 310.00 FEET; THENCE NORTH 15 DEGREES 31 MINUTES 09 SECONDS EAST, A DISTANCE OF 375.91 FEET TO A POINT ON A CURVED LINE BEING THE SOUTHERLY LINE OF PALMER DRIVE; THENCE SOUTH EASTERLY ALONG THE SAID CURVED LINE CONVEXED TO THE SOUTH WEST OF 740.48 FEET IN RADIUS FOR AN ARC LENGTH OF 122.01 FEET TO A POINT OF TANGENCY; THENCE SOUTH EASTERLY ALONG THE SOUTHERLY LINE OF PALMER DRIVE, BEING TANGENT TO THE LAST DESCRIBED CURVE, SOUTH 68 DEGREES 19 MINUTES 26 SECONDS EAST, A DISTANCE OF 177.99 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

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EXHIBIT "B"

This conveyance is made and accepted subject to all easements, restrictions, encumbrances, access limitations, covenants, conditions, royalty and mineral reservations affecting the Property, use and ownership of the Property and all other matter which affect the Property, including without limitation those which appear of record in the Office of the County Clerk of Cook County, Illinois, and to the extent they are in effect and relate to the Property, the following:

1. Unrecorded drainage easement over the southerly 25 feet of lot 9 as disclosed by the "as built" tollway industrial park, Unit No. 1 general layout, prepared by Ciarba, Spries, Gustafson and Company, dated February 9, 1966 and corrected December 13, 1972, and finished by the Village of Schaumburg under cover letter dated October 22, 1980.
2. All unpaid taxes and special assessments, if any.

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