

WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Corporation)

OFFICIAL BUSINESS
SOUTH BARRINGTON
PARK DISTRICT
by Karen A. Lamont
attorney

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THE GRANTOR
Barrington Recreation Club, Inc.

a corporation created and existing under and by virtue of the laws of the State of Florida and duly authorized to transact business in the State of Illinois for and in consideration of Ten and 00/100ths DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

92045202

\$3.00
FILING

(The Above Space For Recorder's Use)

South Barrington Park District
municipal corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 30 South Barrington Road, South Barrington, Illinois 60010, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

See Exhibit A annexed hereto and made a part hereof.

Exempt under provisions of Paragraph b, Section 4, Real Estate Tax

1-23-92 Date
Karen A. Lamont Attorney or Representative

Subject to those matters set forth on Exhibit B annexed hereto and made a part hereof.

Permanent Real Estate Index Number(s): 01-35-401-008-0000

Address(es) of Real Estate: 3 Tennis Club Lane, South Barrington, Illinois 60010

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 President, and attested by its Secretary, this 23rd day of January, 1992.

Barrington Recreation Club, Inc., a Florida corporation
(NAME OF CORPORATION)

IMPRESS
CORPORATE SEAL
HERE

BY Bob R. Starnes PRESIDENT
ATTEST: Robert R. Starnes 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 Bob R. Starnes personally known to me to be the President of the Barrington Recreation Club, Inc., a Florida

corporation, and Robert R. Starnes 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

" OFFICIAL SEAL "
MICHELLE WILSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/16/93

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.

Given under my hand and official seal, this 23rd day of January, 1992

Commission expires 19 Michelle Wilson
NOTARY PUBLIC

This instrument was prepared by Geoffrey S. Mombach, Esquire 500 E. Broward Blvd., #1950
(NAME AND ADDRESS) Ft. Lauderdale, FL. 33394

MAIL TO {
Karen Lamont (Name)
1824 West Stewart Avenue (Address)
Park Ridge, IL. 60068 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
South Barrington Park District (Name)
30 South Barrington Road (Address)
South Barrington, IL. 60010 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. BOX 333-

AFFIX "RIDERS" OR REVENUE STAMPS HERE

92045202

2700

UNOFFICIAL COPY

COOK COUNTY CLERK'S OFFICE

1992 JUN 23 PM 3:54

92045202

Property of Cook County Clerk's Office

WARRANTY DEED

Corporation to Corporation

TO

GEORGE E. COLE
LEGAL FORMS

92045202

COMMENCING AT A POINT ON THE NORTH LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 35, 600.0 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES, 01 MINUTES, 00 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 35, A DISTANCE OF 461.0 FEET; THENCE SOUTH 31 DEGREES, 18 MINUTES, 38 SECONDS EAST A DISTANCE OF 635.77 FEET TO A POINT ON SAID LINE 50.0 FEET WESTERLY OF AND PARALLEL WITH THE CENTER LINE OF RELOCATED BARRINGTON ROAD, AS AFORESAID; THENCE NORTH AND EAST ALONG SAID LINE A DISTANCE OF 1085.44 FEET, AS MEASURED ALONG SAID LINE TO THE INTERSECTION OF SAID LINE WITH THE NORTH LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 35; THENCE SOUTH 89 DEGREES, 55 MINUTES, 37 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 683.64 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THAT PART THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING WESTERLY OF A LINE 50.0 FEET WESTERLY OF AND PARALLEL WITH THE CENTER LINE OF RELOCATED BARRINGTON ROAD AS DEDICATED BY DOCUMENT 11234368 (EXCEPTING THEREFOR THAT PART THEREOF CONVEYED IN PER SIMPLE TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED RECORDED AS DOCUMENT 16947360 AND EXCEPT A STRIP OF LAND 1 1/2 ROES IN WIDTH LYING SOUTH OF THE NORTH LINE OF THE AFORESAID PARCEL CONVEYED TO SAID ILLINOIS STATE TOLL HIGHWAY COMMISSION AND SAID LINE EXTENDED EAST TO THE CENTER LINE OF RELOCATED BARRINGTON ROAD) BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL 1: THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 35; THENCE SOUTH 00 DEGREES, 01 MINUTES, 00 SECONDS WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 35, A DISTANCE OF 766.0 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 00 SECONDS EAST A DISTANCE OF 270.0 FEET; THENCE NORTH 47 DEGREES, 11 MINUTES, 00 SECONDS EAST A DISTANCE OF 450.0 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 00 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 35, A DISTANCE OF 461.0 FEET TO THE NORTH LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 35; THENCE SOUTH 89 DEGREES, 55 MINUTES, 37 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITIES FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT FROM AMERICAN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 5, 1965 AND KNOWN AS TRUST NUMBER 21419 TO THE BARRINGTON TENNIS CLUB, INC., A CORPORATION OF ILLINOIS, DATED JULY 10, 1969 AND RECORDED AUGUST 29, 1969 AS DOCUMENT 20944825 OVER THE NORTH 66 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 35; THENCE SOUTH 00 DEGREES, 01 MINUTES, 00 SECONDS WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 35, A DISTANCE OF 766.0 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 00 SECONDS EAST A DISTANCE OF 270.0 FEET; THENCE NORTH 47 DEGREES, 11 MINUTES, 00 SECONDS EAST A DISTANCE OF 450.0 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 00 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 35, A DISTANCE OF 461.0 FEET TO THE NORTH LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 35; THENCE SOUTH 89 DEGREES, 55 MINUTES, 37 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL 1:

92045202

- (a) General real estate taxes not yet due and payable;
- (b) Terms, provisions and conditions relating to the easement described on Exhibit "A" and contained in the instrument creating such easement;

(c) Grant of Easement recorded as Document 20699299 made by Barrington Tennis Club, Inc., to Northern Illinois Gas Company their successors and assigns perpetual easement and right of way for the purpose of laying, maintaining, operating, replacing and renewing gas mains and any necessary gas facilities appurtenant thereto together with right of access thereto for said purpose in, upon, along and across the land;

(d) Grant of Easement recorded as Document 20699301 made by American National Bank and Trust Company, as Trustee, known as Trust No. 21419 to Northern Illinois Gas Company a perpetual easement and right of way for the purpose of laying, maintaining, operating, removing, renewing and replacing gas mains and appurtenances thereto together with right of access in, upon, under, along and across the land (affects Easement on Exhibit "A").

(e) Terms, provisions and conditions of easement agreement dated January 8, 1988, recorded as document 88029948, for ingress, egress and utilities by and between BFC Tennis Club Corporation and BCI Divestiture, Inc.;

- (f) Right of way for drainage tiles, ditches, feeders and laterals.
- (g) Rights of owners of land bordering on the stream crossing the Easement on Exhibit "A" in respect to the water and use of the surface of said stream.
- (h) Encroachment of gravel path leading from the land over the southwesterly line of the land by about 16.00 feet as disclosed by survey by Advanced Surveying & Mapping, Inc., Job No. 360.001, dated January 8, 1992.
- (i) Encroachment of gravel path leading from the land over the west line of the land by a distance not exceeding 27.5 feet as disclosed by survey by Advanced Surveying & Mapping, Inc., Job No. 360.001, dated January 8, 1992.
- (j) Encroachment of the southerly end of an asphalt path coming from the land north and adjoining the land over the north line of the land by about 7.23 feet as disclosed by survey by Advanced Surveying & Mapping, Inc., Job No. 360.001, dated January 8, 1992.

Title is subject to the following exceptions:

EXHIBIT "B"

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