

SPECIAL WARRANTY DEED  
(Corporations to individuals)  
(Illinois)

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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.

THIS INDENTURE, made this \_\_\_\_\_ day of December 1992, between Opus North 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, party of the first part, and OP One Corporation, a Minnesota Corporation, 9900 Bren Road East, Minnetonka, MN 55343

(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 Dollars and other good and valuable con-

sideration 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 its successors and assigns, FOREVER, all the following described real estate situated in the County of Cook and State of Illinois known and described as follows: on Exhibit A attached hereto and made a part hereof.

DEPT-11

\$35.50

T#8888 TRAM 7889 01/04/93 11:04:00  
#8348 # \* - 93 - 001121

COOK COUNTY RECORDER

93001121

Above Space For Recorder's Use Only

93001121

COOK  
CO. REC. 018  
2 1 1 3 4



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN-4'93 DEPT. OF REVENUE 818.75

COOK  
COUNTY RECORDER  
2 1 1 3 5



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN-4'93 DEPT. OF REVENUE 818.75

VILLAGE OF MOUNT PROSPECT  
REAL ESTATE TRANSFER TAX  
26162/21  
0897's  
7667

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, its successors 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, its successors, 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, WILL WARRANT AND DEFEND, subject to: the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof and the rights of the tenants under the Leases Permanent Real Estate Index Number(s): 03-35-200-040-0000; 03-35-200-041-0000 hereof Address(es) of real estate: 1471 Business Center Drive, Mount Prospect, 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 \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, the day and year first above written.

OPUS NORTH CORPORATION, an Illinois Corporation  
(Name of Corporation)

By [Signature]  
Attest: [Signature]  
Secretary

This instrument was prepared by Richard W. Pearse, Winston & Strawn, 35 W. Wacker Dr., Chicago, IL 60601 (NAME AND ADDRESS)

MAIL TO: Richard W. Pearse  
Winston & Strawn  
35 W. Wacker Dr.  
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:  
(Name)  
(Address)  
(City, State and Zip)

35 mail

OR RECORDER'S OFFICE BOX NO \_\_\_\_\_

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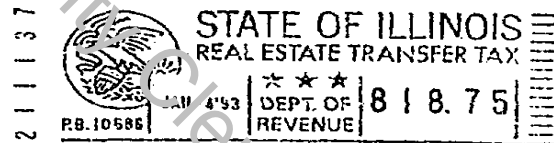
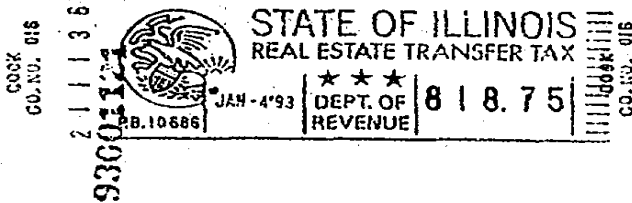
STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

I, CATHERINE GRACE, a notary public  
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES P. NYBARD  
personally known to me to be the \_\_\_\_\_ President of OPUS NORTH CORPORATION,  
an Illinois corporation, and JOSEPH RAYENHURST, 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 \_\_\_\_\_ 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 23<sup>rd</sup> day of December, 1992.



Catherine Grace  
Notary Public  
Commission expires 9/30/95



Box 93001121

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE®  
LEGAL FORMS

UNOFFICIAL COPY

COOK  
CO. NO. 016

211138



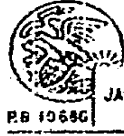
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

JAN - 4'93 DEPT. OF REVENUE 818.75

P.B. 10686

COOK  
CO. NO. 016

211139



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

JAN - 4'93 DEPT. OF REVENUE 818.75

P.B. 10686

COOK  
CO. NO. 016

211143



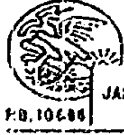
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

JAN - 4'93 DEPT. OF REVENUE 818.75

P.B. 10686

COOK  
CO. NO. 016

211141



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

JAN - 4'93 DEPT. OF REVENUE 818.75

P.B. 10686

066648

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE STAMP JAN - 4'93

P.B. 11424



818.75

066649

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE STAMP JAN - 4'93

P.B. 11424



818.75

066650

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE STAMP JAN - 4'93

P.B. 11424



818.75

066651

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE STAMP JAN - 4'93

P.B. 11424



818.75

1211008

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## EXHIBIT "A"

### Legal Description

#### PARCEL 1:

LOT 604 IN KENSINGTON CENTER - RESUBDIVISION NINETEEN, BEING A SUBDIVISION OF LOT 601 IN KENSINGTON CENTER - PHASE SIX, IN PART OF THE NORTH 1/2 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT FILED JULY 31, 1986 AS LR3536485, AND RECORDED AUGUST 1, 1985 AS DOCUMENT 86329077, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOT 605 IN KENSINGTON CENTER - RESUBDIVISION NINETEEN, BEING A SUBDIVISION OF LOT 601 IN KENSINGTON CENTER - PHASE SIX, IN PART OF THE NORTH 1/2 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT FILED JULY 31, 1986 AS LR3536485, AND RECORDED AUGUST 1, 1985 AS DOCUMENT 86329077, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT "B"

### Permitted Exceptions

1. General Real Estate Taxes for the year 1992 and subsequent years.
2. Covenants, conditions and restrictions contained in Annexation Agreement recorded and filed May 28, 1980 as documents 25469443 and LR3162686 made by and between Village of Mount Prospect an Illinois Municipal Corporation, American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust Agreement dated February 10, 1979 and known as Trust Number 45771 Northern Illinois Gas Company and Rauenhorst Corp., a Minnesota corporation. (For further particulars see document)

(Affects the Land and other property)

3. An easement reserved for and granted to the Commonwealth Edison Company and Central Telephone Company, their successors and assigns, in all streets, alleys, other public ways, said easement to be for the installation, operation, maintenance relocation, renewal and removal of underground transmission and underground distribution of electricity, sounds and signals, for the purpose of serving the area described as follows:

A 10 FEET EASEMENT ALONG THE EASTERLY LINE OF LOT 664, AS SHOWN ON PLAT OF KENSINGTON CENTER - PHASE SIX FILED MARCH 21, 1986 AS DOCUMENT LR 3502998 AND RECORDED APRIL 23, 1986 AS DOCUMENT 86159151 AND AS SHOWN ON PLAT OF KENSINGTON CENTER-RESUBDIVISION NINETEEN FILED JULY 31, 1986 AS DOCUMENT LR 3536485 AND RECORDED AUGUST 1, 1986 AS DOCUMENT 86329077.

4. A non-exclusive easement reserved for and granted to the grantees, for the installation, operation, maintenance, relocation, renewal or removal of underground cables and underground equipment for the transmission and distribution of cable television service to all areas; "Grantee" shall mean Cablenet, Inc. for as long as it is the cable communication franchisee of the Village of Mount Prospect, Illinois, and thereafter shall mean the entity which is, FTT, the cable communication franchisee of the Village of Mount Prospect, Illinois, this easement reservation and grant does not create any rights with regard to the use of any area on or above the surface of the land, except for such temporary use as is necessary to permit the underground uses described therein, and which does not unreasonably interfere with the other permitted uses of the areas of the plat encumbered by such easement. The Grantee will be responsible, at its cost, for the restoration of the surface, including any improvements or

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landscaping disturbed or affected by the use of the easement, and will be responsible for any loss, cost, expense or claim caused by or arising from the existence or use of the easement, described as follows:

10 FEET EASEMENT ALONG THE EASTERLY LINE OF LOT 604, AS SHOWN ON PLAT OF KENSINGTON CENTER-PHASE SIX FILED MARCH 21, 1986 AS DOCUMENT LR 3502998 AND RECORDED APRIL 23, 1986 AS DOCUMENT 86159151 AND AS SHOWN ON PLAT OF KENSINGTON CENTER-RESUBDIVISION NINETEEN FILED JULY 31, 1986 AS DOCUMENT LR 3536485 AND RECORDED AUGUST 1, 1986 AS DOCUMENT 86329077.

5. A 60 feet recreation and drainage creek easement over the northerly line of Lot 604, as shown on Plat of Kensington Center Resubdivision Nineteen filed July 31, 1986 as Document LR 3536485 and recorded August 1, 1986 as Document 86329077 in accordance with Documents 26526919 and LR 3349860.
6. Terms, provisions, conditions and limitations of ordinance number 3624 an ordinance to enlarge the boundaries of Special Service Area No. 5 which was established for the purpose of providing necessary funding for a portion of the Village's cost of constructing and installing necessary water distribution mains and pumping stations in order to transport and provide Lake Michigan water to the territory contained within said special service area, in the Village of Mount Prospect, Illinois, a copy of which was recorded April 18, 1986 as Document 86152118.
7. Declaration of Industrial Standards and Protective Covenants dated may 19, 1986 and filed July 31, 1986 as Document LR 3536483 and recorded July 31, 1986 as Document 86328202.
8. Appended to the Plat of Subdivision filed March 21, 1986 as Document LR 3502998 and recorded April 23, 1986 as Document 86159151 and to the Plat of Resubdivision filed July 31, 1986 as Document LR 3536485 and recorded August 1, 1986 as Document 86329077 is a letter from the Illinois Department of Transportation declaring the Land to be subject to possible flood hazard.
9. Easement in, upon, under, over and along the part of the Land to install and maintain all equipment necessary 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 Commonwealth Edison Company and recorded and filed as Document Number 89333787 and LR3810954.
10. Easement for construction, operation, maintenance, repair and replacement of storm water detention pond created by grant to Rauenhorst Corp. a Minnesota corp by instrument recorded April 13, 1982 as Document 26199342 and re-recorded November 3, 1982 as Document 26399402 and the terms and conditions and

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agreements therein contained.

11. Declaration and reservation of a non-exclusive easement by Opus Designers, Builders, Developers, Inc. for the construction, operation, maintenance, repair and replacement of storm water detention ponds and related ancillary facilities, together with the right of access thereto, over, across, upon, under and through all areas, to reserved the right to assign any or all of its rights thereunder, and reserved the right to grant further or additional easement rights (for drainage purpose or other purposes) in such areas, and to grant to any governmental body or other entity, including without limitation the Village of Mount Prospect, an easement to go upon such easement areas for the purpose of performing maintenance or other functions in such areas. Described as follows:

Detention pond easement along southeasterly portion of Lot 605.

12. Rights of the public and adjoining owners, if any, in and to the asphalt path located along the northerly line of Lot 604 as disclosed by survey made by John D. Rebik & Associates dated November 25, 1992 as order number 92-1991.604-5. Affects Parcel 1
13. Rights of the public or quasi public utilities if any in and to the following: catch basins, 30 inch cmp, water manhole, light poles, electric transformer pad, central pedestal, electric pad and central pad; as depicted on survey made by John D. Rebik & Associates dated November 25, 1992 as order number 92-1991.604-5. Affects Parcel 1
14. Rights of parties in possession as disclosed by metal sign located along the easterly line of lot 604 as depicted on survey made by John D. Rebik & Associates dated November 25, 1992 as order number 92-1991.604-500. Affects Parcel 1
15. Rights of the public or quasi public utilities, if any, as disclosed by the following: catch basins, light poles, drainage pipes or varying widths, sanitary manhole, water valve, concrete transformer pad and steel bollards. Affects Parcel 2
16. Rights of parties in possession as disclosed by 2 signs located along the southerly line of lot 605 as disclosed by survey made by John. D. Rebik & Associates dated November 25, 1992 as order number 92-1991.604-5. Affects Parcel 2

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## EXHIBIT "C"

### Schedule of Leases

1. Lease dated November 5, 1991 by and between Seller as Landlord and RWT Corporation as Tenant
2. Lease dated November 13, 1991 by and between Seller as Landlord and Honeywell, Inc. as Tenant
3. Lease dated November 13, 1991 by and between Seller as Landlord and Desoto, Inc. as Tenant
4. Lease dated April 30, 1992 by and between Seller as Landlord, and Caremark, Inc. as Tenant, as amended by First Amendment to Lease, dated October 21, 1992

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