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SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois) Corp.

NOV 803
February, 1985
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THIS INDENTURE, made this 19th day of March, 1993, between Opus North Corporation

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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 QP One Corporation, a Minnesota Corporation, Suite 200, Opus Center, 9900 Bron Road East, Minnetonka, MN

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(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 and 00/100 (\$10.00) Dollars and other good and valuable consideration

Above Space For Recorder's Use Only

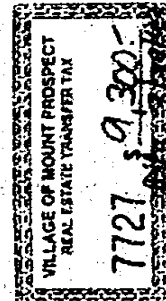
in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof

COOK
CO. NO. 016
037883



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR 30 '93
DEPT. OF REVENUE
775.00



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 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, its 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: Those matters set forth on Exhibit B attached hereto and made a part hereof

Permanent Real Estate Index Number(s): 03-35-104-052 and 03-35-104-054

Address(es) of real estate: 585 Slavin Court, Mt. 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.

COOK
CO. NO. 016
037884



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR 30 '93
DEPT. OF REVENUE
775.00

Opus North Corporation
(Name of Corporation)

By [Signature]
Attest: [Signature]

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

SEND SUBSEQUENT TAX BILLS TO:

MAR. TO: { Richard W. Pearse, Esq.
(Name)
Winston & Strawn
35 W. Wacker Drive
(Address)
Chicago, IL 60601
(City, State and Zip)

(Name)
(Address)
(City, State and Zip)

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STATE OF ILLINOIS
COUNTY OF COOK ss.

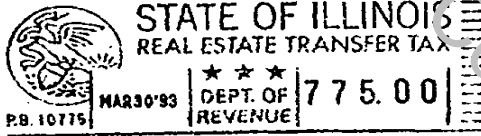
I, CATHERINE GRACE, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES P. NYGAARD personally known to me to be the CEO President of Opus North Corporation, an Illinois corporation, and MICHAEL R. MELDRUM, personally known to me to be the ASST. Secretary of said 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 CEO President and ASST. 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 _____ 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 19th day of March, 1993.



Catherine Grace
Notary Public
Commission expires 9/30/95

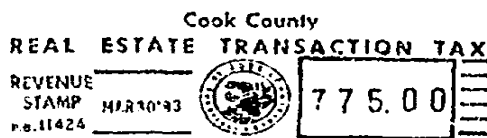
COOK
CO. NO. 016
037885



COOK
CO. NO. 016
037886



068550



068551



Box _____

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE®
LEGAL FORMS

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EXHIBIT "A"

Legal Description

LOT 302-C IN KENSINGTON CENTER-RESUBDIVISION 20, BRING A RESUBDIVISION OF LOTS 302-B AND 302-C IN KENSINGTON CENTER-RESUBDIVISION 16 A SUBDIVISION OF LOTS 302B AND 302C IN KENSINGTON CENTER-PHASE 3B AND LOT 309 IN KENSINGTON CENTER-RESUBDIVISION 18 IN THE PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 1986 AS DOCUMENT NO. 86600187, IN COOK COUNTY, ILLINOIS

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EXHIBIT "B"

Permitted Title Exceptions

1. General real estate taxes for 1992, 1993 and subsequent years.
2. Annual maintenance assessment of Feehanville Drainage District under Law Docket No. 6001400, year 1992 satisfied.
3. Easement in favor of the Feehanville Drainage Ditch as granted by Kensington Center Phase Three B recorded November 17, 1982 as Document 26415042 (affects the Southerly portions of Lots 302-C).
4. Easement in, upon, under, over and along the Northwesterly 10 feet of Lot 302-C to install and maintain all equipment for the purpose of serving the land and other property with telephone, electric service and cable service, together with right of access to said equipment as created by plat to the Commonwealth Edison Company and Central Telephone and Cablenet, Inc. recorded November 17, 1982 as Document 26415042.
5. A 20 foot easement to the Village of Mt. Prospect for ingress and egress as granted by the Kensington Resubdivision Twenty recorded December 15, 1986 as document 86600187 (affects the Northerly 20 feet of the Scutherly 60 feet, and the Easterly 20 feet of the Westerly 160 feet of Lot 302-C).
6. Easement in favor of the Village of Mt. Prospect, its successors and assigns, in all platted easement areas, for the installation, operation, maintenance, relocation, renewal or removal of underground water main appurtenances, underground storm sewers and swales, and underground sanitary sewers for the purpose of serving the land as granted on the plat of Kensington Resubdivision Twenty recorded December 15, 1986 as Document 86600187 and the plat of Kensington Center Resubdivision Sixteen recorded March 29, 1985 as Document 27493606 and filed as Document LR3427339 (affects the Westerly 20 feet of the Easterly 30 feet and the Northerly part of the Northwesterly 10 feet of Lot 302-C).
7. Easement in favor of Opus Designer, Builders, Developers, Inc. for the construction, operation, maintenance, repair and replacement of storm water detention ponds and related ancillary facilities, together with right of access over, across, upon, under and through all areas platted as granted on plat of Kensington Resubdivision Twenty recorded December 15, 1986 as Document 86600187 and as granted on plat of Kensington Center Resubdivision Sixteen recorded March 29, 1985 as Document 27493606 and filed as Document LR3427339 and as granted on plat of Kensington Center Phase Three B recorded

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November 17, 1982 as Document 26415042 (affects the Northeasterly portion of Lot 302-C).

8. Easement in, upon, under, over and along the Southeasterly 10 feet of the Northwesterly 20 feet of lot 302C of the land to install and maintain all equipment for the purpose of serving the land and other property with gas service, together with right of access to said equipment, as created by grant to Northern Illinois Gas company recorded December 23, 1982 as Document 26447681 and as shown on plat of Kensington Center Resubdivision Twenty recorded December 15, 1986 as Document 86600187 and as shown on plat of Kensington Center Resubdivision Sixteen recorded March 29, 1985 as Document 27493606 and filed as Document LR3427339.
9. Drainage, recreation and access easement agreement dated December 17, 1982 and recorded March 7, 1983 as Document 26526919, and filed as Document LR3427339 made by and among Opus Corporation, American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated February 10, 1979 and known as Trust Number 45771, Northern Illinois Gas Company and the Village of Mt. Prospect. Also shown on plat of Kensington Center resubdivision Twenty recorded December 15, 1986 as Document 86600187 (affects the Southeasterly and East lines of the land).
10. Declaration of Industrial Standards and Protective Covenants dated December 30, 1987 and recorded December 30, 1987 as Document 87681752.
11. A letter from the Illinois Department of Transportation states that Lot 302-C is subject to flood risk.

Appended to the Plat of Survey made by Albert C. Schmitt, dated August 6, 1990 Order Number 9007-302-C is a certification by the surveyor that "Based upon an examination of the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel Number 1700540070B on file in the office of the Mt. Prospect Village Engineer, the area of the property surveyed lying within the banks of the Peenanville Drainage District lies in Zone B. The balance of the property surveyed lies in zone C. Effective date of map is April 15, 1981."

12. The Plat of Kensington Center Resubdivision Twenty recorded December 15, 1986 as Document 86600187 and the Plat of Kensington Center Resubdivision Sixteen recorded March 29, 1985 as Document 27493606 and filed as Document LR3427339 and the Plat of Kensington Center Phase Three-B recorded November 17, 1982 as Document 26415042 states that this subdivision is located within 500 feet of a surface drain or water course.

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13. Rights of the adjoining owners in and to wooden foot bridge as disclosed by survey made by John D. Rebik & Associates dated December 5, 1992 as Order 92 1991.302-C.
14. Rights of Commonwealth Edison in and to the underground facilities by virtue of Electric Service Station Agreement N6-663M dated October 9, 1986 as disclosed by letter dated January 14, 1993 by Robert Slavik, Field Agent
15. Rights of the public or quasi public utilities as disclosed by catch basins, fire hydrant, Illinois Bell Telephone pedestal and storm manhole located on the land as depicted on survey made by John D. Rebik & Associates dated December 5, 1992 as Order 92 1991.302-C.

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ENCLOSURE