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THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE NAME OF THE GRANTEE AND TO SET FORTH A DATE.

GEORGE E. COLE
LEGAL FORMS

SPECIAL WARRANTY DEED
(Corporation to Individual)

NO. 603
February, 1988

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93317368

DEPT-11 \$35.50

TRN 7889 01/04/93 11:04:00 #0340 # 93-01121

COOK COUNTY RECORDER

93001121

Above Space For Recorder's Use Only

THIS INDENTURE, made this 23 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 Opus North Corporation, 2900 Breen Road East, Moline, Illinois, MN 55343, 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 consideration, has sold, conveyed, granted, released, assigned, and otherwise transferred unto 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, heirs, assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows: ~~XXXXXXXXXX~~ on Exhibit A attached hereto and made a part hereof.

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, heirs, 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 and assigns, that it has not done or suffered to be done, anything whereby 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 the permitted exceptions set forth on Exhibit B attached hereto and the rights of the tenants under the leases hereto and made a part hereof and listed on Exhibit C attached hereto and made a part hereof. Permanent Real Estate Index Number(s): 03-35-200-040-0000; 03-35-200-041-0000. Address(es) of real estate: 1471 Bushland Center Drive, Mount Prospect, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereon 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

By *[Signature]*
Secretary

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COOK COUNTY CLERK

This instrument was prepared by Richard W. Pearbo, Winston & Strawn, 35 W. Wacker Dr., Chicago, IL 60601

Richard W. Pearbo, Winston & Strawn, 35 W. Wacker Dr., Chicago, IL 60601

NAME AND ADDRESS

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

Richard W. Pearbo
Winston & Strawn
35 W. Wacker Dr.
Chicago, IL 60601

MAIL TO

896615335

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
12/29/92
7667 \$17,620.00

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

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

COOK COUNTY CLERK
211134

93001121

D 17336577

Box _____

93601121

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

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Property of Cook County Clerk's Office

COOK
COUNTY CLERK

211136

93601121

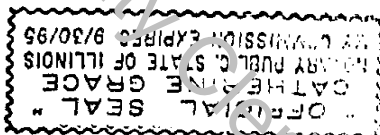


STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JAN-4-93
810888
818.75

211136



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JAN-4-93
810888
818.75



GIVEN under my hand and official seal this 23rd day of December, 1992.
Catherine Grace
Notary Public
Commission expires 9/30/95

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES F. NYGARD, a notary public personally known to me to be the President of OPUS NORTH CORPORATION, and JOSEPH ARKENTHURST, 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.

STATE OF ILLINOIS }
COUNTY OF COOK }
ss. _____

CATHERINE GRACE

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COOK
CO. NO. 016

211138



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JAN-4'93 DEPT. OF REVENUE 818.75

COOK
CO. NO. 016

211139



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JAN-4'93 DEPT. OF REVENUE 818.75

COOK
CO. NO. 016

211140



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JAN-4'93 DEPT. OF REVENUE 818.75

COOK
CO. NO. 016

211141



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JAN-4'93 DEPT. OF REVENUE 818.75

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066648

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP JAN-4'93



818.75

066649

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP JAN-4'93



818.75

066650

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP JAN-4'93



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066651

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP JAN-4'93



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Property of Cook County Clerk's Office

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.

PARCEL 2:

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 1:

Legal Description

EXHIBIT "A"

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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 2546943 and LR316266 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 and 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 604, AS SHOWN ON PLAT OF KENNINGTON 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 KENNINGTON 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 grantee, 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 area 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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Basement for construction, operation, maintenance, repair and replacement of storm water detention pond created by grant to Ruanhorst 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

and filed as Document Number 89333787 and LR3810954. created by grant to Commonwealth Edison Company and recorded service, together with right of access to said equipment, as purpose of serving the land and other property with electric to install and maintain all equipment necessary for the

Transporation declaring the land to be subject to possible flood hazard. 86329077 is a letter from the Illinois Department of as Document LR 3536485 and recorded August 1, 1986 as Document 8619151 and to the plat of Resubdivision filed July 31, 1986 Document LR 3502998 and recorded April 23, 1986 as Document Appended to the plat of subdivision filed March 21, 1986 as

3536483 and recorded July 31, 1986 as Document 86328202. Declaration of Industrial Standards and Protective Covenants dated May 19, 1986 and filed July 31, 1986 as Document LR

1986 as Document 86152118. Prospect, Illinois, a copy of which was recorded April 18, within said special service area, in the village of Mount and provide Lake Michigan water to the territory contained distribution mains and pumping stations in order to transport cost of constructing and installing necessary water providing necessary funding for a portion of the village's Service Area No. 5 which was established for the purpose of number 3624 an ordinance to enlarge the boundaries of special Terms, provisions, conditions and limitations of ordinance

86329077 in accordance with Documents 26526919 and LR 3349860. Document LR 3536485 and recorded August 1, 1986 as Document Center - Resubdivision Nineteen filed July 31, 1986 as nexterly line of Lot 604, as shown on Plat of Kensington 50 feet recreation and drainage creek easement over the

AS DOCUMENT 86329077. 1986 AS DOCUMENT LR 3536485 AND RECORDED AUGUST 1, 1986 KENNINGTON CENTER-RESUBDIVISION NINETEEN FILED JULY 31, 1986 AS DOCUMENT 8619151 AND AS SHOWN ON PLAT OF 21, 1986 AS DOCUMENT LR 3502998 AND RECORDED APRIL 23, SHOWN ON PLAT OF KENNINGTON CENTER-PHASE SIX FILED MARCH 10 FEET EASEMENT ALONG THE EASTERLY LINE OF LOT 604, AS

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:

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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 purposes 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. 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. Replik & Associates dated November 25, 1992 as order number 92-1991.604-5. Affects Parcel 1
 13. Rights of the public or guest public utilities if any in and to the following: catch basins, 30 inch c/p, water manhole, light poles, electric transformer pad, central pedestal, electric pad and central pad, as depicted on survey made by John D. Replik & 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. Replik & Associates dated November 25, 1992 as order number 92-1991.604-500. Affects Parcel 1
 15. Rights of the public or guest 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. Replik & Associates dated November 25, 1992 as order number 92-1991.604-5. Affects Parcel 2

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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 Oxmark, Inc. as Tenant, as amended by First Amendment to Lease, dated October 21, 1992

Schedule of Leases

EXHIBIT "C"

9 3 0 1 1 2 1