

## SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

94998454

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THIS INDENTURE, made this 22 day of November  
19 94, between CONNECTICUT GENERAL LIFE INSURANCE COMPANY

a corporation created and existing under and by virtue of the laws of  
the State of Connecticut and duly authorized to transact  
business in the State of Illinois, party of the first part,  
and NATIONAL PLAZA II L.L.C.  
an Illinois limited liability company

(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 No/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:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF

34908  
VILLAGE OF SCHAUMBURG  
DEPT. OF REVENUE  
AND ADMINISTRATION  
DATE 11/21/94  
AMT. PAID 1180.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
NOV 23 '94  
DEPT. OF REVENUE  
590.00

94998454

7495-822-D2 (V6-G)

2019

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 attached Exhibit B.

Permanent Real Estate Index Number(s): 07-13-102-001  
Address(es) of real estate: 1000 Plaza Drive, Schaumburg, Illinois 60173

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.

CONNECTICUT GENERAL LIFE INSURANCE COMPANY  
By: Cigna Investments, Inc.  
(Name of Corporation)

By: LEON POUNCY  
VICE PRESIDENT  
Attest: GERALDINE O'COIN  
ASSISTANT SECRETARY

This instrument was prepared by Stephen B. Bell, Esq., 55 East Monroe Chicago, IL 60603  
(NAME AND ADDRESS)

MAIL TO { Arnold Weinberg, Esq.  
Katz, Randall & Weinberg  
200 N. LaSalle Street  
Chicago, Illinois 60601

AND SUBJUGENT NATIONAL PLAZA II, L.L.C.  
c/o Marc Realty, Inc.  
223 W. Jackson Boulevard, Suite 1100  
Chicago, Illinois 60606

OR RECORDER'S OFFICE BOX NO. **BOX 333-CT!**

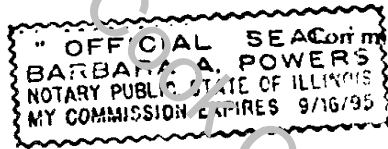
# UNOFFICIAL COPY

STATE OF Illinois  
COUNTY OF Cook

I, Barbara A. Powers, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Leon Pouncy personally known to me to be the Vice President of Cigna Investments, Inc. a corporation, and Berardine J. O'Brien 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 Vice 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.

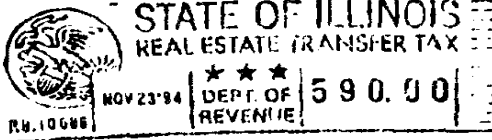
GIVEN under my hand and official seal this 22nd day of November, 1994

Barbara A. Powers  
Notary Public

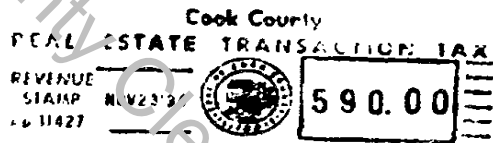


9/16/95

COOK COUNTY 235 2 3 3 3 3



2 3 2 5 5



Box \_\_\_\_\_

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

94998454

MAIL TO:

94998454

NOV 28 AM 11:05

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

GEORGE E. COLE  
LEGAL FORMS

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## Description of Land

1000 Plaza Drive  
Schaumburg, Illinois

### PARCEL 7:

LOT 2 IN ANDERSON'S WOODFIELD PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON PLAT OF SUBDIVISION RECORDED OCTOBER 7, 1974 AS DOCUMENT 22869159, IN COOK COUNTY, ILLINOIS.

### PARCEL 8:

EASEMENTS FOR THE BENEFIT OF PARCEL 7 AS CREATED BY THAT CERTAIN DECLARATION OF RIGHTS AND EASEMENTS DATED NOVEMBER 6, 1974 AND RECORDED NOVEMBER 14, 1974 AS DOCUMENT 22908182.

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**PERMITTED EXCEPTIONS  
for  
1000 Plaza Drive  
Schaumburg, Illinois**

1. General Taxes for the year 1994 and subsequent years.
2. Lien in favor of the Village of Schaumburg to which the land will become subject in the event that a deed of conveyance thereof is recorded after the date of recording hereof without having affixed thereto the revenue stamps required by ordinance recorded September 4, 1987, as Document Number 87489999.
3. Terms, provisions and conditions relating to the easement described as Parcel No. 2, 4, 5, 6 and 8 herein contained in the instrument creating such easement and rights of adjoining owners to the concurrent use of the easement.
4. Grant of Easement by and between Schaumburg State Bank, as Trustee under Trust Number 252 and the Commonwealth Edison Company and the Illinois Bell Telephone Company, their successors and assigns of an easement to construct, operate, maintain, renew, relocate and remove from time to time poles, wires, cables, conduits, manholes, transformers and other facilities used in connection with underground and overhead transmission and distribution of electricity, together with right of access to same and right to trim or remove trees, bushes etc. and to clear obstructions from the surface and subsurface as may be reasonably required as per grant over, in, across and along and upon the surface as shown on Exhibit A and made a part thereof recorded December 28, 1973 as Document 22581531.
5. Easement over the North 24 feet of Parcel 7 and the South 25 feet of the West 411 feet of Parcel 3 and over the West 30 feet of the East 102.85 feet of the land lying North of and adjoining the North line of the South 25 feet of Parcel 3 and lying South of and adjoining the North line of the South 197 feet thereof, together with that part of the East 23 feet of the West 47 feet of Parcel 3 lying North of and adjoining the North line of the South 25 feet of Parcel 3 and lying South of and adjoining the North line of the South 197 feet thereof for ingress and egress in favor of Lots 2 and 7 in aforesaid subdivision as created by Declaration of Rights and Easement made by and between LaSalle National Bank, as Trustee under Trust Agreement dated July 1, 1973 and known as Trust Number 46270 and LaSalle National Bank as Trustee under Trust Agreement dated November 4, 1974 and known as Trust Number 47268 and LaSalle National Bank as Trustee under Trust Agreement dated November 4, 1974 and known as Trust Number 47265 dated November 6, 1974 and recorded November 14, 1974 as Document 22908182. and the covenants, conditions and agreements therein contained.

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6. 28 foot building line as shown on Plat of Subdivision aforesaid recorded October 7, 1974 as Document 22869159.
7. Easement over the North 6 feet of Parcel 3 and the North 30.0 feet of the South 227.0 feet of that part of Parcel 3 lying East of and adjoining the West line of said Parcel 3 and lying West of and adjoining the West line and the Southerly extension of said West line of Lot 5, and the North 16.0 feet of that part of the aforesaid Parcel 3 lying South of and adjoining the South line of the aforesaid Lot 5, lying East of and adjoining the West line and the Southerly extension of said West line of said Lot 5 and lying West of and adjoining the most easterly line of said Parcel 3, in favor of Lots 2, 4, 5, 6 and 7 in aforesaid subdivision and Lots 2 and 3 in Woodfield Subdivision for the purposes of ingress and egress as created by aforesaid Declaration of Rights and Easements recorded as Document 22908182 and as set forth in Easement Agreement dated October 23, 1974 and recorded October 30, 1974 as Document 22893495.
8. Easements as set forth in the Plat of Subdivision recorded October 8, 1974 as Document 22869159 over:
  - (A) The Northeasterly 20 feet for storm sewer
  - (B) The Northerly 10 feet for storm sewer
  - (C) The Southerly 10 feet for storm sewer
  - (D) The center 10 feet in East-West directions in favor of the Illinois Bell Telephone Company and the Commonwealth Edison Company.
9. Order vesting temporary easement entered December 26, 1990 in Case No. 90 L 50641 over the following described parcel of land:

That part of Lot 2 in Anderson's Woodfield Park, being a subdivision of part of the Northwest 1/4 of Section 12, Township 41 North, Range 10 East of the Third Principal Meridian as appearing on the Plat of Subdivision recorded October 7, 1974 as Document 22869159 in the Office of the Recorder of Deeds of Cook County, Illinois described as follows:

Beginning at the Northwest corner of said Lot 2; thence South 00 Degrees, 26 Minutes, 26 Seconds West, bearing based on Illinois state plane coordinates East Zone, along the West line of said Lot 2 a distance of 51.13 feet; thence South 89 Degrees, 34 Minutes, 04 Seconds East 19.68 feet; thence North 00 Degrees, 25 Minutes, 56 Seconds East 51.12 feet to the North line of said Lot 2; thence North 89 Degrees, 30 Minutes, 55 Seconds West along said North line 19.67 feet to the point of beginning.

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10. Encroachment of blacktop over the North line at the Northeast corner and Northwest corner by undisclosed amounts as disclosed by survey made by National Survey Service, Inc. dated June 11, 1991 as No. N-116370, and recertified January 17, 1994 as No. N-118311.
11. Declaration of Rights and Easements recorded November 14, 1974 as Document 22908182 providing for easement to Park Motor Vehicles upon the parking areas on Lot 2 and for vehicular and pedestrian traffic to pass over and across drives and roadways on Lot 2 for ingress and egress to parking areas and for pedestrian and vehicular ingress and egress over the North 24 feet of Lot 2 and the terms, provisions, and conditions contained therein.
12. Covenants, conditions and restrictions relating to the strips of ground as shown on the Plat of Anderson's Woodfield Park Subdivision dated September 16, 1974 and recorded October 8, 1974 as Document 22869159 which strips of ground are marked easement reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject to proper authorities and the easement herein reserved at all times. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners, of other lots in this subdivision. The right to enforce these provisions by injunction together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation thereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and their heirs and assigns. Such easements shall be used only for the purpose hereon designated and all public utility installations therein shall be underground. The easements hereby established shall not impair the right of the owners of the lots herein to install or construct paving, lawn, shrubs, decorative stone or other non-structural improvements upon such easements. All installation, maintenance, improvements or removal of any such utilities shall be performed with due diligence and with as little interference as possible to such non-structural owner improvements, and in the event that such installation, maintenance, improvements or removal shall cause the destruction or disturbance of such non-structural owner improvements, the subject public utility shall at its cost promptly and fully restore or replace said non-structural owner improvements to their condition prior to such destruction or disturbance.
13. Existing unrecorded leases as shown on the Rent Roll and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

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14. Acts of Marc Realty, Inc., its assignees, any lender to Marc Realty, Inc. or its assignees, or anyone claiming by, through or under any of them.
15. The purchase money Mortgage and Assignment of Rents.
16. IRPTA Disclosures recorded as Document Nos. 91392586, 91392588 and 91392590.
17. The Disclosure Statements.

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