

all

SPECIAL WARRANTY DEED

4/1/94

THIS INDENTURE, made on the 27th day of December, 1993, by and between THE TRAVELERS INSURANCE COMPANY, a Connecticut corporation (hereinafter "Grantor"), and PIONEER LIFE INSURANCE COMPANY OF ILLINOIS, an Illinois corporation (hereinafter "Grantee").

WITNESSETH:

THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the Village of Schaumburg, County of Cook, State of Illinois, and described on Exhibit "A" attached hereto and incorporated herein by reference subject to the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed the day and year above written.

THE TRAVELERS INSURANCE COMPANY,
a Connecticut corporation

ATTEST:

By: Arthur J. Burrows
Assistant Secretary

By: Jerry Warden
Its: Vice/President

31918 SD

13,804.00

1-3-94

94008474

74-63-503 D1

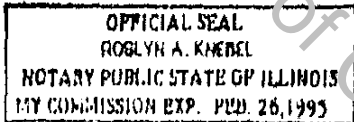
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STATE OF ILLINOIS)
) SS
COUNTY OF LUPAGE)

On this 27th day of December, 1993, before me appeared Jerry Warden and Arthur J. Burrows, to me personally known, who being by me duly sworn, did say that they are the Vice President and Assistant Secretary of THE TRAVELERS INSURANCE COMPANY, a Connecticut corporation, the corporation that executed the within and foregoing instrument and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and that the seal affixed is the corporate seal of said corporation and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.



Roglyn A. Knebel
Notary Public
Cook County

My Commission Expires: 2-26-95

PREPARED BY:

MR. CHRISTOPHER MURPHY
WINSTON STRAWN
35 W WACKER DRIVE
CHICAGO, IL 60601

MAIL TO:

MR FRED FEINSTEIN
MC DERMOTT WILL & EMERY
227 W. MONROE ST.
CHICAGO, IL 60606

Aug 233

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34008474

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COOK
COUNTY, ILL.
2 2 2 8 1 6

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★★★
JAN - 1994 DEPT. OF REVENUE
PB. 10686 | 999.00

COOK
COUNTY, ILL.
2 2 2 8 1 6

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★★★
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PB. 10686 | 999.00

COOK
COUNTY, ILL.
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STATE OF ILLINOIS
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COOK
COUNTY, ILL.
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
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JAN - 1994 DEPT. OF REVENUE
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COOK
COUNTY, ILL.
2 2 2 8 2 0

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
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JAN - 1994 DEPT. OF REVENUE
PB. 10686 | 999.00

COOK
COUNTY, ILL.
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★★★
JAN - 1994 DEPT. OF REVENUE
PB. 10686 | 999.00

COOK
COUNTY, ILL.
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★★★
JAN - 1994 DEPT. OF REVENUE
PB. 10686 | 999.00

COOK
COUNTY, ILL.
2 2 2 8 2 3

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★★★
JAN - 1994 DEPT. OF REVENUE
PB. 10686 | 999.00

COOK
COUNTY, ILL.
2 2 2 8 2 4

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★★★
JAN - 1994 DEPT. OF REVENUE
PB. 10686 | 999.00

COOK
COUNTY, ILL.
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★★★
JAN - 1994 DEPT. OF REVENUE
PB. 10686 | 999.00

94008474

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COOK COUNTY CLERK

2 2 2 2 2 9



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JAN-4'94 DEPT. OF REVENUE 899.00

COOK COUNTY CLERK



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JAN-4'94 DEPT. OF REVENUE 899.00

COOK COUNTY CLERK

2 2 2 8 2 8



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JAN-4'94 DEPT. OF REVENUE 435.00

2 5 1 8 1 3

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP JAN-4'94 CO. 11427



899.00

2 5 1 8 1 3

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP JAN-4'94 CO. 11427



899.00

2 5 1 8 2 0

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP JAN-4'94 CO. 11427



899.00

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Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP JAN-4'94 CO. 11427



899.00

2 5 1 8 2 2

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP JAN-4'94 CO. 11427



999.00

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Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP JAN-4'94 CO. 11427



999.00

2 5 1 8 2 4

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP JAN-4'94 CO. 11427



217.50

94008474

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007463803 D1
STREET ADDRESS: ONE CENTURY CENTRE
CITY: SCHAUMBURG COUNTY: COOK
TAX NUMBER: 07-12-400-014-0000

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 2 AND 4 IN CENTURY CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1984 AS DOCUMENT 27336946.

PARCEL 2: (EASEMENT PARCEL II):

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED JUNE 28, 1984 AND RECORDED JULY 2, 1984 AS DOCUMENT 27155654, AS AMENDED BY INSTRUMENTS RECORDED OCTOBER 26, 1984 AS DOCUMENT 27312705, AND JANUARY 13, 1986 AS DOCUMENT 86016645, AND AS FURTHER AMENDED BY AMENDMENT TO EASEMENT AGREEMENT RECORDED JANUARY 4, 1994 AS DOCUMENT 94008473 MADE BY AND BETWEEN: UNION OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, ROUTE 58 CORPORATION, A DELAWARE CORPORATION, THE TRAVELERS INSURANCE COMPANY, A CONNECTICUT CORPORATION, CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 6, 1991 AND KNOWN AS TRUST NUMBER 096226, AND HOMART COMMUNITY CENTERS, INC., A DELAWARE CORPORATION, FOR ACCESS, INGRESS, AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOT 2 IN WOODFIELD VILLAGE GREEN WOODFIELD-76 SUBDIVISION, BEING A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1993 AS DOCUMENT 93580462, DESCRIBED AS FOLLOWS:
COMMENCING AT A CORNER OF SAID LOT 2, BEING ALSO THE NORTHWEST CORNER OF LOT 1 IN CENTURY CENTRE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 12, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1984 AS DOCUMENT 27336946; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 2, SAID LINE HAVING A BEARING OF SOUTH 0 DEGREES, 23 MINUTES, 49 SECONDS EAST, A DISTANCE OF 520.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES, 23 MINUTES, 49 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 28.00 FEET; THENCE SOUTH 89 DEGREES, 36 MINUTES, 11 SECONDS WEST 56.50 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 29.00 FEET, AN ARC DISTANCE OF 14.04 FEET TO THE EAST LINE OF CENTRAL PARK BOULEVARD AS DEDICATED PER SAID WOODFIELD VILLAGE GREEN, WOODFIELD 76 SUBDIVISION, THE CHORD OF SAID ARC HAVING A LENGTH OF 13.91 FEET AND A BEARING OF SOUTH 73 DEGREES, 43 MINUTES, 52 SECONDS WEST; THENCE NORTH 0 DEGREES, 23 MINUTES, 49 SECONDS WEST ALONG THE EAST LINE, 34.67 FEET, THENCE EASTERLY ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 29.00 FEET, AN ARC DISTANCE OF 14.04 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 13.91 FEET AND A BEARING OF 76 DEGREES, 31 MINUTES, 30 SECONDS EAST; THENCE NORTH 89 DEGREES, 36 MINUTES, 11 SECONDS EAST 56.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 3 (EASEMENT PARCEL III)

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED JUNE 28, 1984 AND RECORDED JULY 2, 1984 AS DOCUMENT 27155654, AS AMENDED BY INSTRUMENTS RECORDED OCTOBER 26, 1984 AS DOCUMENT 27312705, AND JANUARY 13, 1986 AS DOCUMENT 86016645, AND AS FURTHER AMENDED BY AMENDMENT TO EASEMENT AGREEMENT RECORDED JANUARY 4, 1994 AS DOCUMENT 94008473 MADE BY AND BETWEEN: UNION OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, ROUTE 58 CORPORATION, A DELAWARE CORPORATION, THE TRAVELERS INSURANCE COMPANY, A CONNECTICUT CORPORATION, CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER

94008473

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CHICAGO TITLE INSURANCE COMPANY



94008474

ORDER NUMBER: 1401 007463803 D1
STREET ADDRESS: ONE CENTURY CENTRE
CITY: SCHAUMBURG COUNTY: COOK
TAX NUMBER: 07-12-400-014-0000

LEGAL DESCRIPTION:

G, 1991 AND KNOWN AS TRUST NUMBER 1096226, AND HOMART COMMUNITY CENTERS, INC., A DELAWARE CORPORATION FOR ACCESS, INGRESS, AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOT 2 IN WOODFIELD VILLAGE GREEN-WOODFIELD-76 SUBDIVISION, BEING A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1993 AS DOCUMENT 93580462, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER OF SAID LOT 2 BEING ALSO THE NORTHWEST CORNER OF LOT 1 IN CENTURY CENTRE SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST 1/4 OF SECTION 12, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1984 AS DOCUMENT 27336946; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1, SAID LINE HAVING A BEARING OF SOUTH 0 DEGREES, 23 MINUTES, 49 SECONDS EAST, A DISTANCE OF 283.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES, 23 MINUTES, 49 SECONDS EAST ALONG SAID WEST LINE, 28.00 FEET; THENCE SOUTH 65 DEGREES, 51 MINUTES, 29 SECONDS WEST 76.77 FEET TO THE NORTHEAST CORNER OF CENTRAL PARK BOULEVARD, DEDICATED PER SAID WOODFIELD VILLAGE GREEN WOODFIELD 76 SUBDIVISION; THENCE SOUTH 89 DEGREES, 36 MINUTES, 11 SECONDS WEST ALONG THE NORTH LINE OF SAID CENTRAL PARK BOULEVARD, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 0 DEGREES, 23 MINUTES, 49 SECONDS WEST 56.00 FEET; THENCE NORTH 89 DEGREES, 36 MINUTES, 11 SECONDS EAST 100.00 FEET; THENCE NORTH 86 DEGREES, 42 MINUTES, 58 SECONDS EAST 70.09 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 4 (EASEMENT PARCEL IV)

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENT RECORDED JANUARY 4, 1994 AS DOCUMENT 94068472, MADE BY AND AMONG UNION OIL COMPANY OF CALIFORNIA, CALIFORNIA CORPORATION DOING BUSINESS AS UNOCAL, AND CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 6, 1991 AND KNOWN AS TRUST NUMBER 1086226 AND TRAVELERS INSURANCE COMPANY, A CONNECTICUTT CORPORATION OVER THE FOLLOWING PROPERTY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 2 IN WOODFIELD VILLAGE GREEN-WOODFIELD-76 SUBDIVISION, BEING A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1993 AS DOCUMENT 93580462, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 1 IN CENTURY CITY CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SOUTHEAST 1/4 OF SECTION 12, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1984 AS DOCUMENT 27336946, BEING 272.69 FEET EAST OF THE NORTHWEST CORNER THEREOF, THENCE NORTHEASTERLY ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 116.00 FEET, AN ARC DISTANCE OF 159.54 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 147.26 FEET AND A BEARING OF NORTH 50 DEGREES, 10 MINUTES, 14 SECONDS EAST; THENCE NORTH 89 DEGREES, 34 MINUTES, 16 SECONDS EAST 55.36 FEET TO A POINT OF TANGENCY; THENCE NORTHEASTERLY ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 181.00 FEET, AN ARC DISTANCE OF 188.57 FEET TO A POINT OF COMPOUND CURVATURE, THE CHORD OF SAID ARC HAVING A LENGTH OF 180.16 FEET AND A BEARING OF NORTH 59 DEGREES, 43 MINUTES, 29

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CHICAGO TITLE INSURANCE COMPANY

94008474

ORDER NUMBER: 1401 007463893 D1
STREET ADDRESS: ONE CENTURY CENTRE
CITY: SCHAUMBURG COUNTY: COOK
TAX NUMBER: 07-12-400-014-0000

LEGAL DESCRIPTION:

SECONDS EAST; THENCE NORTHERLY ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 49.00 FEET, AN ARC DISTANCE OF 37.43 FEET TO THE SOUTH LINE OF MCCONNOR PARKWAY, DEDICATED PER DOCUMENT NUMBER 87579086, THE CHORD OF SAID ARC HAVING A LENGTH OF 36.53 FEET AND A BEARING OF NORTH 07 DEGREES, 59 MINUTES, 41 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE OF MCCONNOR PARKWAY, SAID LINE BEING A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 650.00 FEET, AN ARC DISTANCE OF 62.27 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 62.24 FEET AND A BEARING OF SOUTH 62 DEGREES, 33 MINUTES, 07 SECONDS EAST; THENCE SOUTHWESTERLY ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 49.00 FEET, AN ARC DISTANCE OF 32.74 FEET TO A POINT OF REVERSE CURVATURE, THE CHORD OF SAID ARC HAVING A LENGTH OF 32.14 FEET AND A BEARING OF SOUTH 49 DEGREES, 12 MINUTES, 21 SECONDS WEST; THENCE SOUTHWESTERLY ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 219.00 FT, AN ARC DISTANCE OF 227.46 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 217.37 FEET AND A BEARING OF SOUTH 59 DEGREES, 45 MINUTES, 01 SECONDS WEST; THENCE SOUTH 89 DEGREES, 34 MINUTES, 16 SECONDS WEST 58.80 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 84.00 FEET, AN ARC DISTANCE OF 109.16 FEET TO THE NORTH LINE OF LOT 1 AFORESAID, THE CHORD OF SAID ARC HAVING A LENGTH OF 101.64 FEET, AND A BEARING OF SOUTH 52 DEGREES, 20 MINUTES, 36 SECONDS WEST; THENCE SOUTH 89 DEGREES, 36 MINUTES, 11 SECONDS WEST ALONG THE NORTH LINE, 32.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5 (ESMT PARCEL V)

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENT RECORDED JANUARY 4, 1994 AS DOCUMENT 94008472, MADE BY AND AMONG UNION OIL COMPANY OF CALIFORNIA, CALIFORNIA CORPORATION DOING BUSINESS AS UNOCAL, AND CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 6, 1991 AND KNOWN AS TRUST NUMBER 1086226 AND TRAVELERS INSURANCE COMPANY, A CONNECTICUT CORPORATION, FOR ACCESS, INGRESS, AND EGRESS OVER THE FOLLOWING PROPERTY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE NORTH 50.00 FEET OF THE EAST 45.00 FEET OF THE LOT 1 IN CENTURY CENTRE SUBDIVISION, BEING A SUBDIVISION OF THE THAT PART OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1984 AS DOCUMENT 27336946, IN COOK COUNTY, ILLINOIS.

PARCEL 6 (NORTH ACCESS EASEMENT)

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED JUNE 28, 1984 AND RECORDED JULY 2, 1984 AS DOCUMENT 27155654, AS AMENDED BY INSTRUMENTS RECORDED OCTOBER 26, 1984 AS DOCUMENT 27312705, AND JANUARY 13, 1986 AS DOCUMENT 86016645, AND AS FURTHER AMENDED BY AMENDMENT TO EASEMENT AGREEMENT RECORDED JANUARY 4, 1994 AS DOCUMENT 94008473 MADE BY AND BETWEEN: UNION OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, ROUTE 58 CORPORATION, A DELAWARE CORPORATION, THE TRAVELERS INSURANCE COMPANY, A CONNECTICUT CORPORATION, CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 6, 1991 AND KNOWN AS TRUST NUMBER 1096226, AND HOMART COMMUNITY CENTERS, INC., A DELAWARE CORPORATION, FOR ACCESS, INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOT 1 IN CENTURY CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007463803 D1
STREET ADDRESS: ONE CENTURY CENTRE
CITY: SCHAUMBURG COUNTY: COOK
TAX NUMBER: 07-12-400-014-0000

LEGAL DESCRIPTION:

SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1984 AS DOCUMENT 27336946 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1, BEING 283.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE NORTH 89 DEGREES, 17 MINUTES, 50 SECONDS EAST 161.52 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 125.50 FEET, AN ARC DISTANCE OF 98.57 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 96.05 FEET AND A BEARING OF SOUTH 68 DEGREES, 12 MINUTES, 10 SECONDS EAST; THENCE SOUTH 45 DEGREES, 42 MINUTES, 10 SECONDS EAST 76.47 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 26.50 FEET, AN ARC DISTANCE OF 16.82 FEET TO THE EAST LINE OF SAID LOT 1, BEING 181.29 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, THE CHORD OF SAID ARC HAVING A LENGTH OF 16.54 FEET AND A BEARING OF SOUTH 61 DEGREES, 53 MINUTES, 15 SECONDS EAST, THENCE SOUTH 0 DEGREES, 42 MINUTES, 10 SECONDS EAST ALONG SAID EAST LINE, 27.15 FEET, THENCE NORTHWESTERLY ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 53.50 FEET, AN ARC DISTANCE OF 38.04 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 37.24 FEET AND BEARING OF NORTH 66 DEGREES, 04 MINUTES, 13 SECONDS WEST; THENCE NORTH 45 DEGREES, 42 MINUTES, 10 SECONDS WEST 76.47 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 98.50 FEET, AN ARC DISTANCE OF 77.36 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 75.39 FEET AND A BEARING OF NORTH 68 DEGREES, 12 MINUTES, 10 SECONDS WEST; THENCE SOUTH 89 DEGREES, 17 MINUTES, 50 SECONDS WEST 161.52 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 0 DEGREES, 42 MINUTES, 10 SECONDS WEST ALONG SAID WEST LINE, 27.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

940084774

PARCEL 7 (SOUTH ACCESS EASEMENT)

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED JUNE 28, 1984 AND RECORDED JULY 2, 1984 AS DOCUMENT 27155654, AS AMENDED BY INSTRUMENTS RECORDED OCTOBER 26, 1984 AS DOCUMENT 27312705, AND JANUARY 13, 1986 AS DOCUMENT 86016305, AND AS FURTHER AMENDED BY AMENDMENT TO EASEMENT AGREEMENT RECORDED JANUARY 4, 1994 AS DOCUMENT 94003473 MADE BY AND BETWEEN: UNION OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, ROUTE 58 CORPORATION, A DELAWARE CORPORATION, THE TRAVELERS INSURANCE COMPANY, A CONNECTICUT CORPORATION, CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 6, 1991 AND KNOWN AS TRUST NUMBER 1096226, AND HOMART COMMUNITY CENTERS, INC., A DELAWARE CORPORATION, FOR ACCESS, INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOT 1 IN CENTURY CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1984 AS DOCUMENT 27336946 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1, BEING 520.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE NORTH 89 DEGREES, 17 MINUTES, 50 SECONDS EAST 226.00 FEET, THENCE SOUTH 45 DEGREES, 42 MINUTES, 10 SECONDS EAST 131.65 FEET TO THE EAST LINE OF SAID LOT 1, BEING 613.09 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, THENCE SOUTH 0 DEGREES, 42 MINUTES, 10 SECONDS EAST ALONG SAID EAST LINE, 38.18 FEET; THENCE NORTH 45 DEGREES, 42 MINUTES, 10 SECONDS WEST 147.47 FEET, THENCE SOUTH 89 DEGREES, 17 MINUTES, 50 SECONDS WEST 214.82 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 0 DEGREES, 42 MINUTES, 10 SECONDS

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007463803 D1
STREET ADDRESS: ONE CENTURY CENTRE
CITY: SCHAUMBURG COUNTY: COOK
TAX NUMBER: 07-12-400-014-0000

LEGAL DESCRIPTION:

WEST ALONG SAID WEST LINE, 27.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for 1993 and subsequent years.
2. Covenants and Restrictions contained in the instrument made by Pure Oil Company, dated January 23, 1957 and recorded July 17, 1958 as document no. 17262548 relating to the use, purpose, kind, number, character, size, frontage and zoning of the land.
3. Notice of Requirement for Storm Water Detention recorded June 14, 1979 as document no. 25005010.
4. Easement for construction, repair, maintenance and replacement of roadways, to Union Oil Company of California and Route 58 Corp. and their successors and assigns recorded July 2, 1984 as document no. 27155654; and amended by document no. 27312705; and as amended by document no. 86016645; and as amended by document no. 94008473.
5. Easement over a 15 foot and 22.50 foot strips of land in Lot 2 for pole lines, conduits and incidental purposes for the Commonwealth Edison Company and the Illinois Bell Telephone Company recorded November 14, 1984 as document no. 27336946.
6. Easement over a 10 foot strip in Lot 2 and Lot 4 for public utilities, as disclosed by the Plat of Subdivision recorded November 14, 1984 as document no. 27336946.

(Affects Lots 2 and 4)
7. Easement over a 10 foot strip in Lot 2 and Lot 4 for water main, as disclosed by the Plat of Subdivision recorded November 14, 1984 as document no. 27336946

(Affects Lots 2 and 4)
8. Terms and Conditions as contained in Use Agreement recorded July 2, 1984 as document 27155653. Said Agreement, among other things, relates to the Amendment of Village of Schaumburg Ordinance no. 2353.
9. Easement over the South 10 feet of Lot 2 and a 10 foot strip in the Westerly portion of Lot 2 for the Illinois Bell Telephone Company recorded September 9, 1985 as document no. 85180172.

(Affects Lot 2)

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10. Easement over the South 5 feet of Lot 2 for Communications Easement recorded September 9, 1985 as document no. 85180172.

(Affects Lot 2)
11. Easement over a 10 foot strip in Lot 2 for the Commonwealth Edison Company recorded September 9, 1985 as document no. 85180173.

(Affects Lot 2)
12. Easement over the Southerly part of Lot 2 for underground communication cable, as contained in unrecorded survey dated June 7, 1984 by Haeger and Associates, Inc.

(Affects Lot 2)
13. (A) Terms, provisions, and conditions relating to the easement described as Parcel 2 contained in the instrument creating such easement.

(B) Rights of adjoining owner or owners to the concurrent use of the easement.
14. Covenants, conditions and restrictions contained in Deed recorded July 2, 1984 as document no. 27155652 made by Union Oil Company of California, said covenants, conditions and restrictions relating to, among other things, to the following:

That the subject property shall not be used as an automobile service station for a period of 25 years from the date of said deed and to approval of improvements by the grantor.
15. Easement in and through subsurface land for the purpose, among other things, of prospecting, exploring, mining, drilling and removing oil, gas and other hydrocarbon substances, minerals and water as reserved in a deed recorded as document no. 27155652.
16. Rights of the tenants, as tenants only, under the following unrecorded leases: Performance Roof Systems, Inc., Republic Bancorp Mortgage Incorporated, Advantis, Inc., Warner-Lambert Company, Thilmany & Neis, Josette Spruth d/b/a National Safety Associates, Commonwealth Mortgage Assurance Corporation, Barclays American/Financial, Inc. and assigned to Commercial Credit Corporation, Associates Leasing, Inc., Elliots Off-Broadway Deli; not to include any rights to acquire ownership to the premises.
17. Matters done or suffered to by done by grantee.

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