

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED

94305960

5116333 / N 940385 - Cook Co. IL

THIS INDENTURE, made this 1st day of April, 1994, by and between Park Place Estates of Northbrook Limited Partnership, a limited partnership 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 James F. Dauner and Mary M. Dauner, 308 Red Coach, Northbrook, IL 60062, as husband and wife, not as Joint Tenants or Tenants in Common but as Tenants by the Entirety, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and NO/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the general partner of said partnership, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, 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 Schedule "A" attached hereto and incorporated herein.

Permanent Real Estate Index Number(s): 04-15-200-011, Volume 132

Address of Real Estate: 1812 Trails Edge Drive, Northbrook, IL 60062

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Together with all and singular the hereditament and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or 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 hereditament and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, 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, and 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 encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

See Schedule "A" attached hereto and incorporated herein.

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by the President of its general partner this 1st day of April, 1994.

Park Place Estates of Northbrook Limited Partnership

By: Park Place Estates of Northbrook Builders, Inc.  
GENERAL PARTNER

By: Suzann Kogon  
Suzann Kogon, President

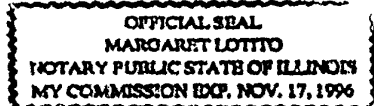
State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Suzann Kogon, President of Park Place Estates of Northbrook Builders, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such respective officer, appeared before me this day in person and acknowledged that she signed and delivered such instrument as her own free and voluntary act, as the free and voluntary act of said corporation, and as the free and voluntary act of the partnership known as Park Place Estates of Northbrook Limited Partnership (on behalf of which said corporation has executed the foregoing instrument as a general partner), all for the uses and purposes set forth therein.



25.50

Given under my hand and official seal, this 1st day of April, 1994

Margaret Lotito  
NOTARY PUBLIC



Commission expires Nov. 17, 1996

This instrument was prepared by: Irving Drobny, 4801 W. Peterson Ave., Suite 412, Chicago, IL 60648  
(NAME AND ADDRESS)

MAIL TO:  
Mary Gadek  
Levinson, Murray + Jensen  
312 W. Randolph #400  
Chicago, IL 60606  
(Name)  
(Address)  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
James Dauner  
1812 Trails Edge Drive  
Northbrook, IL 60062



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Property of Cook County Clerk's Office

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REAL ESTATE  
REVENUE  
STAMP NO. 3-84  
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COOK COUNTY  
TRANSACTIONS TAX  
25225

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SCHEDULE TA

## PARCEL 1:

LOT 12 IN PARK PLACE ESTATES OF NORTHBROOK, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO PLAT OF SUBDIVISION RECORDED MAY 14, 1993 AS DOCUMENT NUMBER 93386041 IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR PARK PLACE ESTATES OF NORTHBROOK DATED - AND RECORDED MAY 17, 1993 AS DOCUMENT 93386707 MADE BY PARK PLACE ESTATES OF NORTHBROOK LIMITED PARTNERSHIP OVER THE FOLLOWING DESCRIBED LAND:

LOTS 45 AND 46 (ALSO KNOWN AS OUTLOTS C AND D) IN PARK PLACE ESTATES OF NORTHBROOK SUBDIVISION, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS TO AND FROM THE EMERGENCY FIVE LANE EASEMENT AS CREATED BY DECLARATION OF EASEMENT DATED MAY 14, 1993 AND RECORDED MAY 19, 1993 AS DOCUMENT NUMBER 93386043 OVER, ACROSS THE FOLLOWING DESCRIBED PROPERTY:

A 20.0 FOOT STRIP OF LAND IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15 WITH THE SOUTH LINE OF THE NORTH 5 CHAINS OF SAID NORTHEAST 1/4 OF SECTION 15; THENCE SOUTH 88 DEGREES 59 MINUTES 39 SECONDS EAST ALONG THE LAST SAID SOUTH LINE 10.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 59 MINUTES 39 SECONDS EAST ALONG THE LAST SAID SOUTH LINE 20.79 FEET; THENCE SOUTHEASTERLY 436.20 FEET ALONG THE ARC OF A CURVE CONVEX SOUTHWESTERLY WITH A RADIUS OF 630.00 FEET (THE CHORD OF SAID ARC BEARING SOUTH 34 DEGREES 53 MINUTES 30 SECONDS EAST 427.83 FEET); THENCE SOUTH 54 DEGREES 43 MINUTES 52 SECONDS EAST TANGENT TO THE LAST SAID CURVE 119.81 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 153.58 FEET ALONG THE ARC OF A CURVE CONVEX NORTHEASTERLY WITH A RADIUS OF 410.00 FEET TO A POINT OF REVERSE CURVE (THE CHORD OF SAID ARC BEARING SOUTH 44 DEGREES 00 MINUTES 05 SECONDS EAST 152.88 FEET); THENCE SOUTHEASTERLY 391.38 FEET ALONG THE ARC OF A CURVE CONVEX SOUTHWESTERLY, TANGENT TO THE LAST SAID CURVE WITH A RADIUS OF 650.00 FEET (THE CHORD OF SAID ARC BEARING SOUTH 46 DEGREES 27 MINUTES 45 SECONDS EAST 387.93 FEET); THENCE SOUTH 33 DEGREES 21 MINUTES 51 SECONDS WEST 20.03 FEET; THENCE NORTHWESTERLY 309.54 FEET ALONG THE ARC OF A CURVE CONVEX SOUTHWESTERLY WITH A RADIUS OF 870.00 FEET TO A POINT OF REVERSE CURVE (THE CHORD OF SAID ARC BEARING NORTH 48 DEGREES 25 MINUTES 40 SECONDS WEST 308.03 FEET); THENCE NORTHWESTERLY 146.07 FEET ALONG THE ARC OF A CURVE CONVEX NORTHEASTERLY, TANGENT TO THE LAST SAID CURVE WITH A RADIUS OF 390.00 FEET (THE CHORD OF SAID ARC BEARING NORTH 44 DEGREES 00 MINUTES 05 SECONDS WEST 145.22 FEET); THENCE NORTH 54 DEGREES 43 MINUTES 52 SECONDS WEST TANGENT TO THE LAST SAID CURVE 119.81 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 155.89 FEET ALONG THE ARC OF A CURVE CONVEX SOUTHWESTERLY, TANGENT TO THE LAST SAID LINE WITH A RADIUS OF 650.00 FEET (THE CHORD OF SAID ARC BEARING NORTH 34 DEGREES 38 MINUTES 18 SECONDS WEST 446.01 FEET) TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE HEREIN DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR PARK PLACE ESTATES OF NORTHBROOK, RECORDED AS DOCUMENT NO. 93386707, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THIS DEED IS FURTHER SUBJECT TO ALL OTHER RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS RECORDED AGAINST THE HEREIN DESCRIBED PROPERTY THE SAME AS THOUGH SUCH MATTERS OF RECORD WERE RECITED AND STIPULATED AT LENGTH HEREIN.

GRANTOR HEREBY RESERVES TO ITSELF THE RIGHT AND POWER, TO BE EXERCISED WITHOUT THE CONSENT OF GRANTEE OR GRANTEE'S MORTGAGEE, TO CAUSE THE EMERGENCY FIRE LANE LOCATED OR TO BE LOCATED ON LOT 47 OF PARK PLACE ESTATES OF NORTHBROOK (PARCEL NW-2) TO BE RELOCATED TO OTHER LOCATIONS ON LOT 47 AND TO MODIFY, AMEND OR CHANGE THAT CERTAIN EASEMENT FOR INGRESS AND EGRESS TO AND FROM SAID EMERGENCY FIRE LANE AS CREATED BY A DECLARATION OF EASEMENT DATED MAY 14, 1993 AND RECORDED MAY 19, 1993 AS DOCUMENT NO. 93386043.

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