

UNOFFICIAL COPY

95894956

This Document Prepared by
and after recording return to:

Charles R. Staley
Schiff Hardin & Waite
7200 Sears Tower
Chicago, Illinois 60606

. DEPT-01 RECORDING \$29.00
. 140012 TRAN 8344 12/26/95 13:20:00
. 46929 ÷ JM *-95-894956
. COOK COUNTY RECORDER

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR UNOCAL'S SCHAUMBURG OFFICE/COMMERCIAL DEVELOPMENT

This instrument is the First Amendment dated the 20th day of December, 1995 (the "First Amendment") to the Declaration of Covenants, Conditions and Restrictions for Unocal's Schaumburg Office/Commercial Development dated March 22, 1993 (the "Declaration").

RECITALS

A. Union Oil Company of California, a California corporation, Route 58 Corporation, a Delaware corporation, and Unocal Land and Development Company, a California corporation, have entered into the Declaration dated March 22, 1993 and recorded with the Cook County, Illinois Recorder on May 10, 1993 as Document No. 3350375 with respect to the property described in Exhibit "A" hereto (the "Property").

B. Union Oil Company of California is the successor through merger to Route 58 Corporation.

C. Union Oil Company of California and Unocal Land and Development Company collectively own one hundred percent (100%) of the Property.

D. Union Oil Company of California and Unocal Land and Development Company, as Seller, have entered into an agreement with IKEA Property, Inc., as Purchaser, for the sale of that part of the Property which is described in Exhibit "B" hereto (the "IKEA Property").

E. IKEA will use the IKEA Property for a retail furniture store, ancillary restaurant and related uses.

F. Union Oil Company of California, Unocal Land and Development Company, IKEA Property, Inc., the Village of Schaumburg, Illinois, Roosevelt University and Community Center One LLC have approved and agreed to execute the Third Amended and Restated Annexation Agreement For Unocal Property Schaumburg, Illinois dated December 12, 1995 which provides in Section 30 as follows:

BOX 333-CTI

95894956

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

The Parties hereby agree, state and direct that the IKEA Parcel be, and the same hereby is, released from all benefits, burdens, rights and obligations accruing to it under the "Declaration by Union Oil Company, A California Corporation, Route 58 Corporation, A Delaware Corporation, and Unocal Land and Development Company, A California Corporation, of Covenants, Conditions and Restrictions for Unocal's Schaumburg Office/Commercial Development" recorded with the Recorder of Deeds for Cook County, Illinois on May 10, 1993 as Document No. 93350375, and that said Declaration is without force or effect as to the IKEA Parcel. This Paragraph 30 shall survive the termination of this Third Amendment.

Now, therefore, in order to reflect the agreement set forth in the above-described Third Amended and Restated Annexation Agreement, Union Oil Company of California and Unocal Land and Development Company hereby agree, state and direct that the IKEA Property be, and the same hereby is, released from all benefits, burdens, rights and obligations accruing to it under the "Declaration by Union Oil Company, A California Corporation, Route 58 Corporation, A Delaware Corporation, and Unocal Land and Development Company, A California Corporation, of Covenants, Conditions and Restrictions for Unocal's Schaumburg Office/Commercial Development" recorded with the Recorder of Deeds for Cook County, Illinois on May 10, 1993 as Document No. 93350375, and that said Declaration is without force or effect as to the IKEA Property.

In witness whereof this First Amendment was executed as of the date first above written on behalf of Union Oil Company of California and Unocal Land and Development Company.

Union Oil Company of California

By: 

PAUL ELLIS
MANAGER, BUSINESS SERVICES
UNOCAL LAND AND DEVELOPMENT

Unocal Land & Development Company

By: 

Robert J. Cornison President
Richard W. Cornison President

958992956

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES | SS.

ON DECEMBER 20, 1995 BEFORE ME, AURORA N. LEGASPI, A NOTARY PUBLIC, PERSONALLY APPEARED
P. A. ELLIS

PERSONALLY KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT
AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES),
AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF
WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

Aurora N. Legaspi
NOTARY'S SIGNATURE

ATTENTION NOTARY: ALTHOUGH THE INFORMATION REQUESTED BELOW IS OPTIONAL, IT COULD PREVENT FRAUDULENT ATTACHMENT OF THIS CERTIFICATE TO UNAUTHORIZED DOCUMENT

TITLE OR TYPE OF DOCUMENT FIRST AMENDMENT TO DECLARATION OF CC&R'S FOR UNOCAL

NUMBER OF PAGES 3 DATE OF DOCUMENT DECEMBER 20, 1995

CAPACITY OF SIGNERS: MANAGER, SUPPORT SERVICES

SIGNER REPRESENTS: UNION OIL COMPANY OF CALIFORNIA

SIGNER(S) OTHER THAN NAMED ABOVE

Property of Cook County Office

95694956

UNOFFICIAL COPY

Property of Cook County Clerk's Office

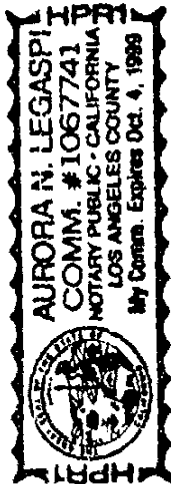
STATE OF CALIFORNIA |
COUNTY OF LOS ANGELES | SS.

ON DECEMBER 20, 1995 BEFORE ME, AURORA N. LEGASPI, A NOTARY PUBLIC, PERSONALLY APPEARED
RICHARD K. JEMISON

PERSONALLY KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT
AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES),
AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF
WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

Aurora N. Legaspi
NOTARY'S SIGNATURE



ATTENTION NOTARY: ALTHOUGH THE INFORMATION REQUESTED BELOW IS OPTIONAL, IT COULD PREVENT FRAUDULENT ATTACHMENT OF THIS CERTIFICATE TO UNAUTHORIZED DOCUMENT.

THIS CERTIFICATE TITLE OR TYPE OF DOCUMENT FIRST AMENDMENT TO DECLARATION OF CC&R'S FOR UNOCAL

MUST BE ATTACHED NUMBER OF PAGES 3 DATE OF DOCUMENT DECEMBER 20, 1995

DESCRIBED AT RIGHT CAPACITY OF SIGNERS: PRESIDENT

SIGNER REPRESENTS: UNOCAL LAND & DEVELOPMENT COMPANY

SIGNER(S) OTHER THAN NAMED ABOVE

95676856

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007551971 D1

STREET ADDRESS: MC CONNOR PARKWAY

CITY: SCHAUMBURG

COUNTY: COOK

TAX NUMBER: 07-12-400-017-0000

LEGAL DESCRIPTION:

07-12-400-017-0000 07-12-400-020

THAT PART OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 12; THENCE NORTH 89 DEGREES, 57 MINUTES, 41 SECONDS EAST, ALONG SAID EAST-WEST CENTERLINE, 819.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 12 DEGREES, 46 MINUTES, 51 SECONDS EAST, 74.61 FEET TO THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY (82.5 FEET WIDE), PER DOCUMENT 17612975; THENCE SOUTH 80 DEGREES, 50 MINUTES, 18 SECONDS EAST ALONG SAID SOUTHERLY LINE, 455.04 FEET TO THE POINT OF INTERSECTION WITH SAID EAST-WEST CENTER LINE OF SECTION 12; THENCE NORTH 89 DEGREES, 57 MINUTES, 41 SECONDS EAST ALONG SAID EAST-WEST CENTERLINE, SAID LINE BEING ALSO THE SOUTHERLY LINE OF SAID NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, 217.56 FEET TO THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY RIGHT OF WAY PER DOCUMENT 17362955; THENCE SOUTH 65 DEGREES, 59 MINUTES, 39 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 243.18 FEET; THENCE SOUTH 50 DEGREES, 56 MINUTES, 22 SECONDS EAST ALONG SAID SOUTHERLY LINE, 461.41 FEET; THENCE SOUTH 55 DEGREES, 09 MINUTES, 41 SECONDS EAST ALONG SAID SOUTHERLY LINE, 69.20 FEET TO THE WESTERLY LINE OF ILLINOIS ROUTE 53 PER DOCUMENT 20895774; THENCE SOUTH 25 DEGREES, 47 MINUTES, 03 SECONDS EAST ALONG SAID WESTERLY LINE, 485.57 FEET; THENCE SOUTH 1 DEGREE, 40 MINUTES, 02 SECONDS WEST, 164.44 FEET TO THE NORTHERLY LINE OF MCCONNOR PARKWAY, DEDICATED FOR PUBLIC STREET PER DOCUMENT 67579086; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF MCCONNOR PARKWAY, SAID LINE BEING A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 225.26 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 223.93 FEET AND A BEARING OF SOUTH 80 DEGREES, 54 MINUTES, 44 SECONDS WEST; THENCE SOUTH 70 DEGREES, 09 MINUTES, 25 SECONDS WEST, ALONG SAID NORTHERLY LINE, 200.00 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE, SAID LINE BEING A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 552.46 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 529.53 FEET, AND A BEARING OF NORTH 81 DEGREES, 14 MINUTES, 00 SECONDS WEST; THENCE NORTH 52 DEGREES, 17 MINUTES, 26 SECONDS WEST, ALONG SAID NORTHERLY LINE, 545.37 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE, SAID LINE BEING A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1100.00 FEET, AN ARC DISTANCE OF 332.53 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 331.26 FEET, AND A BEARING OF NORTH 60 DEGREES, 57 MINUTES, 02 SECONDS WEST; THENCE NORTH 12 DEGREES, 46 MINUTES, 51 SECONDS EAST, 571.11 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CLA: VACANT LOT NORTH OF MCCONNOR PARKWAY, SCHAUMBURG, ILL.

UNOFFICIAL COPY

Property of Cook County Clerk's Office