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Property Address: Northwest corner of
Roselle road and Faringate Drive
Schaumburg, Illinois

Permanent Tax
Number(s): 07-27-101-059-0000;
07-27-101-147-0000; and
07-27-101-148-0000

SPECIAL WARRANTY DEED

-96-638079

THIS INDENTURE, made this 31st day of July, 1996, between Household Bank, f.s.b., a federal savings bank (herein called "Grantor"), whose address is 2700 Sanders Road, Prospect Heights, Illinois 60070, and Sundance Holdings, Inc., an Illinois corporation (herein called "Grantee"), whose address is 1375 E. Woodland Road, Suite 600, Schaumburg, Illinois 60173

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, and upon and subject to the Permitted Exceptions (hereafter defined) and the terms and provisions hereof, and pursuant to authority of the Board of Directors of Grantor, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY, unto Grantee, its successors and assigns, that certain real estate located in Cook County, Illinois and legally described in Exhibit "A" attached hereto and by this reference fully incorporated herein (the "Real Estate").

This conveyance is made subject and subordinate to easements, covenants, conditions and restrictions of record, if any; existing roads and highways; taxes, both general and special for the year(s) 1996 and all subsequent years; rights of public or quasi-public utilities, if any; building and zoning laws and ordinances, state and federal laws, rules and regulations, and the matters set forth on Exhibit "B" attached hereto and by this reference fully incorporated herein (collectively the "Permitted Exceptions").

The Grantor, for itself, and its successors, does hereby covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Real Estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and to WARRANT AND DEFEND such title to the Real Estate against all persons lawfully claiming, by, through or under the Grantor, but not otherwise, subject to the Permitted Exceptions.

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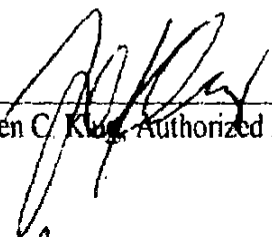
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IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Agent, duly authorized so to do, and attested by its Assistant Secretary, the day and year first above written.

HOUSEHOLD BANK, f.s.b.

By: 
Loren C. King, Authorized Agent

Attest: Angela Todd
Angela Todd, Assistant Secretary

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40068 PH
VILLAGE OF SCHAUMBURG
DEPT. OF REVENUE
DATE 7/30/96
AMT. PAID 334.00



COPY
CO. NO. 016
2 5 3 3 5 5



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

R.B. 10686

AUG-1'96

DEPT. OF
REVENUE

334.00

1 2 3 4 5 6 7 8 9 10

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE
STAMP

AUG-1'96

R.G. 11427



167.00

62088596

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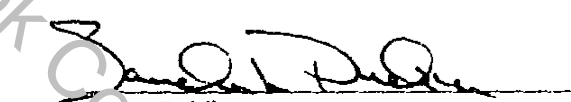
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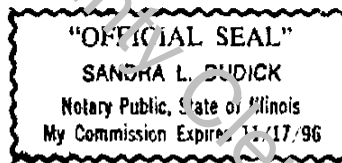
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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, Sandra L. Dudick, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Loren C. Klug, personally known to me to be an Authorized Agent of Household Bank, f.s.b., a federal savings bank and Angela Todd, personally known to me to be the Assistant Secretary of said bank, 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 Authorized Agent and Assistant Secretary, they signed and delivered the said instrument as Authorized Agent and Assistant Secretary of said federal savings bank, and caused the corporate seal of said federal savings bank to be affixed thereto, pursuant to authority, given by the Board of Directors of said federal savings bank as their free and voluntary act, and as the free and voluntary act, and deed of said federal savings bank, for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of _____, 1996.

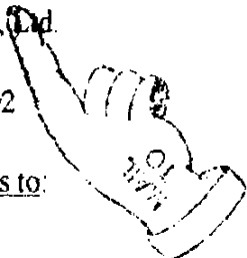

Notary Public



This Instrument Prepared By:
Loren J. Morris, Esq.
Household Bank, f.s.b.
2700 Sanders Road
Prospect Heights, Illinois 60070

After Recording Return To:
Michael D. Firsel
Schain, Firsel & Burney, Ltd.
222 N. LaSalle Street
Chicago, IL 60601-1102

Send subsequent tax bills to:
Maurice Sanderman
Sundance Holdings, Inc.
1375 E. Woodland Road, Suite 600
Schaumburg, IL 60173



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EXHIBIT "A"

Legal Description

PARCEL 1:

THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF A LINE 50.0 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 AND A LINE 40.0 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4; THENCE SOUTH 89 DEGREES 53 MINUTES 42 SECONDS WEST ALONG SAID LINE BEING 40.0 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 FOR A DISTANCE OF 619.07 FEET TO A POINT ON A CURVED LINE; THENCE NORTHWESTERLY ALONG A CURVED LINE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.0 FEET AND WHOSE TANGENT BEARS NORTH 19 DEGREES 31 MINUTES 11 SECONDS WEST AT THE LAST DESCRIBED POINT FOR A DISTANCE OF 10.18 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 05 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 565.10 FEET; THENCE EASTERLY TO THE NORTHWEST CORNER OF THE FARMERS SUBDIVISION, RECORDED AUGUST 12, 1977 AS DOCUMENT 24055984, FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 05 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 25.30 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVED LINE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 147.09 FEET, FOR A DISTANCE OF 112.74 FEET; THENCE NORTH 48 DEGREES 22 MINUTES 34 SECONDS EAST ALONG A LINE NOT RADIAL TO THE LAST DESCRIBED CURVED LINE FOR A DISTANCE OF 122.63 FEET; THENCE SOUTH 41 DEGREES 37 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 40.00 FEET; THENCE NORTH 48 DEGREES 22 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 189.00 FEET; THENCE SOUTH 41 DEGREES 37 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 201.00 FEET; THENCE SOUTH 48 DEGREES 22 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 231.60 FEET; THENCE WEST ALONG A STRAIGHT LINE TO SAID POINT OF BEGINNING;

(EXCEPTING FROM THE AFORESAID THAT PART THEREOF FALLING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND: THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 27, SAID CORNER BEING ON THE CENTER LINE OF ROSELLE ROAD, THENCE SOUTH 03 DEGREES 21 MINUTES 38 SECONDS WEST ALONG THE EASTERLY LINE OF SAID NORTHWEST 1/4 OF SECTION 27, SAID LINE BEING SAID CENTER LINE OF ROSELLE ROAD, FOR A DISTANCE OF 719.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 03 DEGREES 21 MINUTES 38 SECONDS WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 619.00 FEET TO A POINT ON THE INTERSECTION OF SAID CENTER LINE OF ROSELLE ROAD AND THE CENTER LINE OF WEATHERSFIELD WAY, SAID POINT BEING ALSO ON THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27; THENCE SOUTH 89 DEGREES 53 MINUTES 42 SECONDS WEST ALONG SAID CENTER LINE OF WEATHERSFIELD WAY, SAID LINE BEING ALSO THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, FOR A DISTANCE OF 638.45 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 18 SECONDS WEST ALONG A LINE FOR A DISTANCE OF 40.0 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 42 SECONDS WEST ALONG A LINE FOR A DISTANCE OF 28.29 FEET; THENCE NORTHERLY ALONG A CURVE, CONCAVE EASTERLY HAVING A TANGENT BEARING OF NORTH 19 DEGREES 31 MINUTES 11 SECONDS WEST AT THE LAST DESCRIBED POINT, HAVING A RADIUS OF 30.00 FEET, FOR A DISTANCE OF 10.18 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 05 MINUTES 16 SECONDS WEST ALONG A LINE FOR A DISTANCE OF 568.10 FEET; THENCE NORTH 89

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DEGREES 54 MINUTES 44 SECONDS EAST ALONG A LINE FOR A DISTANCE OF 705.69 FEET TO SAID POINT OF BEGINNING); AND

(EXCEPTING THEREFROM THAT PART OF THE LAND FALLING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND: THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY SOUTHEAST CORNER OF LOT 80 OF KINGSPOINT TERRACE SUBDIVISION, BEING A SUBDIVISION OF THE AFORESAID NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1986 AS DOCUMENT 86389133; THENCE SOUTH 48 DEGREES 22 MINUTES 34 SECONDS WEST ALONG THE SOUTHEASTERLY LINE, SAID SOUTHEASTERLY LINE EXTENDED OF SAID LOT 80, A DISTANCE OF 54.95 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVED LINE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 147.09 FEET, A DISTANCE OF 112.74 FEET TO ITS INTERSECTION WITH THE EXTENSION SOUTHERLY OF THE EAST LINE OF AFORESAID LOT 80; THENCE NORTHERLY ALONG THE SAID EXTENSION OF THE EAST LINE OF LOT 80 TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 9 AND 11 IN STRATFORD-ON-THE-HILL PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN;

EXCEPTING THEREFROM THAT PART OF LOTS 9 AND 11 AFORESAID FALLING WITHIN THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE FARMGATE SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 27, RECORDED AS DOCUMENT 24055984 IN COOK COUNTY, ILLINOIS, AND BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MILL DRIVE, DEDICATED AS A PRIVATE STREET BEING LOT 201 IN STRATFORD-ON-THE-HILL PHASE 1, RECORDED AS DOCUMENT 24056933 IN COOK COUNTY, ILLINOIS; THENCE NORTH 00 DEGREES 05 MINUTES 16 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF MILL DRIVE, A DISTANCE OF 22.30 FEET TO A POINT OF CURVATURE FOR A PLACE OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF MILL DRIVE BEING A CURVE TO THE LEFT OF THE LAST DESCRIBED COURSE EXTENDED AND HAVING A RADIUS OF 147.09 FEET, A DISTANCE OF 185.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 72 DEGREES 20 MINUTES 36 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF MILL DRIVE, A DISTANCE OF 41.57 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF MILL DRIVE BEING A CURVE TO THE RIGHT OF THE LAST DESCRIBED COURSE EXTENDED AND HAVING A RADIUS OF 334.38 FEET, A DISTANCE OF 158.81 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUING NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF MILL DRIVE BEING A CURVE TO THE RIGHT OF THE LAST DESCRIBED COURSE, AND HAVING A RADIUS OF 142.14 FEET, A DISTANCE OF 111.72 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF MILL DRIVE BEING A CURVE TO THE RIGHT OF THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 161.51 FEET, A DISTANCE OF 76.92 FEET TO A POINT OF TANGENCY; THENCE NORTH 27 DEGREES 11 MINUTES 16 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY OF MILL DRIVE BEING A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 24.24 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF MILL DRIVE, BEING A CURVE TO THE LEFT OF THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 163.50 FEET, A DISTANCE OF 28.99 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE OF MILL

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DRIVE BEING A CURVE TO THE RIGHT OF THE LAST DESCRIBED COURSE EXTENDED AND HAVING A RADIUS OF 25.00 FEET, A DISTANCE OF 34.83 FEET TO A POINT OF COMPOUND CURVATURE BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FARMGATE DRIVE, DEDICATED AS A PRIVATE STREET BEING LOT 201 IN STRATFORD-ON-THE-HILL PHASE 1, RECORDED AS DOCUMENT 24056933, IN COOK COUNTY, ILLINOIS; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF SAID FARMGATE DRIVE, BEING A CURVE TO THE RIGHT OF THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 584.02 FEET, A DISTANCE OF 169.18 FEET TO A POINT OF TANGENCY; THENCE SOUTH 66 DEGREES 33 MINUTES 22 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF FARMGATE DRIVE BEING A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 44.52 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF FARMGATE DRIVE BEING A CURVE TO THE LEFT OF THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 616.01 FEET, A DISTANCE OF 116.99 FEET TO A POINT ON THE CURVE; THENCE SOUTH 22 DEGREES 27 MINUTES 42 SECONDS WEST, A DISTANCE OF 165.66 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 16 SECONDS EAST, A DISTANCE OF 223.70 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 14 IN STRATFORD-ON-THE-HILLS PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY SOUTHEAST CORNER OF LOT 80 IN KINGSPOUR TERRACE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE AFORESAID NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1986 AS DOCUMENT 86389133; THENCE SOUTH 48 DEGREES 22 MINUTES 34 SECONDS WEST ALONG THE SOUTHEASTERLY LINE, AND SAID SOUTHEASTERLY LINE EXTENDED OF SAID LOT 80, A DISTANCE OF 54.95 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVED LINE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 147.09 FEET, A DISTANCE OF 112.74 FEET TO ITS INTERSECTION WITH THE EXTENSION SOUTHERLY OF THE EAST LINE OF AFORESAID LOT 80; THENCE NORTHERLY ALONG THE SAID EXTENSION OF THE EAST LINE OF LOT 80 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXHIBIT "B"

Permitted Exceptions

1. Real Estate Taxes for 1995 second installment and 1996, and all subsequent years.
2. Easement, in, upon, under over and along a strip of land one rod wide parallel with and adjacent to and west of the west line of Roselle Road to install and maintain all equipment for the purpose of serving the land and other property with telephone service, together with right of access to said equipment, as created by grant to the Illinois Bell Telephone Company recorded July 23, 1958 as Document 17268369.

(Plat of Survey made by Frank Korycanek dated August 12, 1987 shows easement over the west 16 1/2 feet of the east 66 1/2 feet of the northwest 1/4 of Section 27)

3. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
4. Notice of requirements for storm water detention recorded February 14, 1977 as Document 23818855 and filed March 15, 1977 as Document LR2926122.
5. A non-exclusive access right to all areas over the site other than the buildings in favor of the Illinois Bell Telephone Company and the Commonwealth Edison Company, Northern Illinois Gas Company, the Village of Schaumburg, and their respective successors and assigns, of the installation, maintenance, relocation, renewal and removal of sidewalks, manholes, inlets, catch basins, vaults, electric and communication conduits, cables, wires, pedestals, transformers, gas mains, sanitary lines, and appurtenances necessary for serving the subdivision as created by Plat of Stratford-on-the-Hill Subdivision Phase 1, recorded August 12, 1977 as Document 24056933 and filed August 12, 1977 as Document LR2959012.

Note: Release of Easement made by the Illinois Bell Telephone Company recorded May 28, 1987 as Document 87286094 as to Phase One.

Note: Easement disclaimer made by the Commonwealth Edison Company recorded May 28, 1987 as Document 87286095 as to Phase One.

6. 8 inch water main located in the north part of parcels 2, 3 and 4 as disclosed by Plat of Survey made by Frank A. Korycanek dated August 28, 1987 and last updated October 24, 1995.
7. 12 inch storm sewer easement located in the southwesterly corner of Parcel 1 and the north part of Parcel 3 as disclosed by Plat of Survey made by Frank A. Korycanek dated August 28, 1987 and last updated October 24, 1995.

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8. Storm water detention ponds located on Parcels 3 and 4 as disclosed by Plat of Survey made by Frank Korycanek dated August 28, 1987 and last updated October 24, 1995.
9. 6 inch water main located in the south and west parts of Parcel 1 as disclosed by Plat of Survey made by Frank Korycanek dated August 28, 1987 and last updated October 24, 1995.

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