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7608825 D2 1992

- DEPT-01 RECORDING \$43.00
- T50012 TRAN 2079 09/20/96 15:16:00
- #2379 CG *-96-723220
- COOK COUNTY RECORDER

Property of Cook County

**SPECIAL WARRANTY DEED
(Corporation to Corporation)
(Illinois)**

THIS INDENTURE, made as of this 16th day of September, 1996, between AG COMMUNICATION SYSTEMS CORPORATION, a Delaware corporation, having an office at 2500 West Utopia Road, Phoenix, Arizona 85027 (the "Party of the First Part") which Party of the First Part is duly authorized to transact business in the State of Illinois, and CENTERPOINT PROPERTIES CORPORATION, a Maryland corporation, having an office at 30th Floor, 401 North Michigan Avenue, Chicago, Illinois 60611 (the "Party of the Second Part").

[Handwritten signature]

WITNESSETH, that the Party of the First Part, 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 the Party of the Second Part, the receipt whereof and the sufficiency of which are hereby acknowledged, and pursuant to authority of the Board of Directors of said Party of the First Part, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Party of the Second Part and to its heirs and assigns, FOREVER, all that certain real estate, situated in the Village of Northlake, County of Cook and State of Illinois, which real estate is more particularly described on Exhibit A attached hereto and hereby made a part hereof ("Property"), 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,

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This instrument was prepared by:

STANLEY B. STALLWORTH
Sidley & Austin
One First National Plaza
Chicago, Illinois 60603

BOX 333-CTI

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claim or demand whatsoever, of the Party of the First Part, either in law or equity, of, in and to the aforesaid Property, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said Property, 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 Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that the Property, against all persons lawfully claiming, or to claim the same, by, through or under the Party of the First Part, it WILL WARRANT AND DEFEND, subject to the matters set forth on Exhibit A.

IN WITNESS WHEREOF, said Party of the First Part has caused the corporate seal of said corporation to be affixed hereto, and has caused the name of the Vice President of said corporation to be signed to these presents, and attested by the Secretary of said corporation, the day and year first above written.

AG COMMUNICATION SYSTEMS
CORPORATION, a Delaware corporation

By: [Signature]
Name: LOU APPELSTE
Its: PRESIDENT

Attest:

By: [Signature]
Name: THOMAS S. Mc Mahon, Sr.
Its: Secretary

Send Subsequent Tax Bills to:
CENTERPOINT PROPERTIES CORPORATION
30th Floor
401 North Michigan Avenue
Chicago, Illinois 60611
Attn: PROPERTY MANAGER

After recording return this document to:
KATZ RANDALL & WEINBERG
Suite 1800
333 West Wacker Drive
Chicago, Illinois 60606
Attn: Daniel J. Slattery

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STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

I, Paula M. Ballard, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William M. Applegate, personally known to me to be the President of AG COMMUNICATION SYSTEMS CORPORATION, a Delaware corporation and James J. Mc Mahon, Jr., personally known to me to be the 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 President and 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 Directors 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 16th day of September, 1996.

Paula M. Ballard

Notary Public

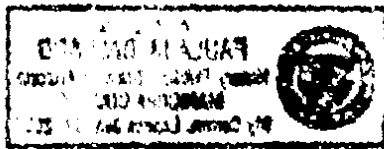


Paula M. Ballard's Office

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EXHIBIT A (TO SPECIAL WARRANTY DEED)

LEGAL DESCRIPTION OF THE PROPERTY

Address of Property: 400 North Wolf Road
Northlake, Illinois

Permanent Index Number(s): 12-31-200-014-0000;
12-31-200-015-0000;
12-31-202-007-0000;
12-31-202-008-0000;
12-31-301-015-0000;
12-31-400-008-0000;
12-31-400-009-0000;
12-31-400-010-0000;
12-31-400-011-0000; and
12-31-400-012-0000.

Subject to:

1. Zoning regulations and ordinances;
2. General taxes not yet due and payable;
3. The title exceptions set forth on Schedule B to Chicago Title Insurance Company's Owner's Policy of Title Insurance issued for Order No. 7608825, dated September 18, 1996;
4. Any and all Existing Leases and Existing Contracts, as such terms are defined in that certain Purchase and Sale Agreement dated as of April 29, 1996, by and between the Party of the First Part (as seller) and the Party of the Second Part (as buyer), as amended by that certain Reinstatement and Amendment of Purchase and Sale Agreement dated as of August 19, 1996, by and between the Party of the First Part and the Party of the Second Part; and
5. Matters done or suffered by, through or under the Party of the Second Part.

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EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

A TRACT OR PARCEL OF LAND IN THE WEST FRACTIONAL 1/2 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF THE WEST FRACTIONAL 1/2 OF SAID SECTION 31, A DISTANCE OF 300 FEET NORTH AS MEASURED ALONG SAID EAST LINE OF THE WEST FRACTIONAL 1/2 OF SAID SECTION, FROM ITS INTERSECTION WITH THE NORTH LINE OF NORTH AVENUE (STATE BOND ISSUE ROUTE 64 AS NOW LOCATED AND ESTABLISHED AND SHOWN ON PLAT OF DEDICATION RECORDED AS DOCUMENT 10298762); THENCE NORTH ALONG THE EAST LINE OF THE WEST FRACTIONAL 1/2 OF SAID SECTION 31, A DISTANCE OF 600 FEET; THENCE WEST PARALLEL WITH THE SAID NORTH LINE OF NORTH AVENUE, A DISTANCE OF 40.5 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID WEST FRACTIONAL 1/2 OF SAID SECTION 31 A DISTANCE OF 600 FEET; THENCE EAST PARALLEL WITH THE SAID NORTH LINE OF NORTH AVENUE, A DISTANCE OF 40.5 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO

THE EASTERLY 40.5 FEET OF THE WEST FRACTIONAL 1/2 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF THE PROPERTY DESCRIBED ABOVE AND NORTH OF THE NORTH LINE OF NORTH AVENUE AS NOW LOCATED, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR DRIVEWAY PURPOSES OVER THE EAST 75 FEET OF THE FOLLOWING DESCRIBED LAND AND EASEMENT OVER, UPON AND UNDER A STRIP OF LAND OF SUFFICIENT WIDTH TO RECONSTRUCT, RENEW, MAINTAIN AND OPERATE AN EIGHT-INCH CAST IRON PIPE WATER MAIN EXTENDING NORTHERLY AND SOUTHERLY PARALLEL WITH AND A DISTANT OF 66 FEET FROM THE EAST LINE OF THE WEST FRACTIONAL HALF OF SAID SECTION 31 AS CONTAINED IN THE QUIT CLAIM DEEDS FROM CHICAGO AND NORTH WESTERN RAILWAY COMPANY, A WISCONSIN CORPORATION, TO WILLIAM R. SCHOLLE AND SARAH R. SCHOLLE, HIS WIFE, DATED JANUARY 2, 1953 AND JANUARY 12, 1953 AND RECORDED FEBRUARY 24, 1953 AS DOCUMENT NUMBERS 15552236 AND 15552237 OVER THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OR PARCEL OF LAND IN THE WEST FRACTIONAL HALF OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE EAST LINE OF THE WEST FRACTIONAL HALF OF SAID SECTION 31, DISTANT 300 FEET NORTH, AS MEASURED ALONG SAID EAST LINE OF THE WEST FRACTIONAL HALF OF SAID SECTION 31 FROM ITS INTERSECTION WITH THE NORTH LINE OF NORTH AVENUE, STATE BOND ISSUE ROUTE 64, AS NOW LOCATED AND ESTABLISHED, AND SHOWN ON PLAT OF DEDICATION RECORDED AS DOCUMENT NUMBER 10298762 IN BOOK 272 OF PLATS ON PAGES 22 AND 23 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR COOK COUNTY, ILLINOIS; THENCE NORTH ALONG THE EAST LINE OF THE WEST FRACTIONAL HALF OF SAID SECTION 31, A DISTANCE OF 600 FEET; THENCE WEST PARALLEL WITH THE SAID NORTH LINE OF NORTH AVENUE, A DISTANCE OF 451.92 FEET TO A POINT DISTANT 100 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MOST EASTERLY MAIN TRACK OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY, AS NOW LOCATED AND ESTABLISHED; THENCE SOUTHWESTERLY PARALLEL WITH THE CENTER LINE OF SAID MAIN TRACK, TO A POINT DISTANT 510.37 FEET WEST, AS MEASURED ALONG A LINE PARALLEL WITH THE SAID NORTH LINE OF NORTH AVENUE, FROM THE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE SAID NORTH LINE OF NORTH AVENUE, A DISTANCE OF 510.37 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

LOTS 2, 3, 4, 5, 6, 7 AND 8 IN GTE'S FIRST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WITH CERTIFICATE OF ILLINOIS LICENSED LAND SURVEYOR NO. 1920, DATED NOVEMBER 5, 1981.

PARCEL 4:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 3 FOR AN UNDERGROUND SANITARY SEWERAGE FACILITY, INCLUDING THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR, CLEAN, SERVICE, RECONSTRUCT, RENEW, DIG INTO, OPERATE, IMPROVE, ALTER, AND THE RIGHT TO ENTER THE EASEMENT TRACT FOR ANY OF THESE PURPOSES AS CONTAINED IN GRANT OF EASEMENT FOR SEWER MADE BY AND BETWEEN TRUSTEES OF SCHOOLS OF TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, FOR THE USE AND BENEFIT OF SCHOOL DISTRICT NUMBER 87, IN COOK COUNTY, A BODY POLITIC AND CORPORATE GRANTOR, AND AUTOMATIC ELECTRIC COMPANY, A CORPORATION OF DELAWARE RECORDED AUGUST 15, 1970 AS DOCUMENT 21135422, OVER, UPON AND UNDER A STRIP OF LAND DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 31 WHICH IS 1220 FEET WEST FROM THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 31; THENCE NORTH PARALLEL TO THE EAST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 31, A DISTANCE OF 200.00 FEET TO A POINT; THENCE WEST PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 31, A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 31, A DISTANCE OF 200.00 FEET TO A POINT IN THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 31; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 31, A DISTANCE OF 40.00 FEET TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THE SOUTH 33 FEET THEREOF, FALLING IN ROADWAY), SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS.

PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 3 AS CREATED BY AGREEMENT FOR EASEMENT FROM IMPERIAL FLOORING AND WATERPROOFING COMPANY, AN ILLINOIS CORPORATION TO AUTOMATIC ELECTRIC COMPANY, A DELAWARE CORPORATION, DATED JANUARY 3, 1957 AND RECORDED JULY 17, 1957 AS DOCUMENT 16906687 FOR PASSAGEWAY OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE EASTERLY 75 FEET OF A TRACT OR PARCEL OF LAND IN THE WEST FRACTIONAL 1/2 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE EAST LINE OF THE WEST FRACTIONAL 1/2 OF SAID SECTION 31, DISTANT 900 FEET NORTH, AS MEASURED ALONG SAID EAST LINE OF THE WEST FRACTIONAL 1/2 OF SAID SECTION 31, FROM ITS INTERSECTION WITH THE NORTH LINE OF NORTH AVENUE, STATE BOND ISSUE ROUTE 64, AS NOW LOCATED AND ESTABLISHED, AND SHOWN ON PLAT OF DEDICATION RECORDED AS DOCUMENT NO. 10298762 IN BOOK 272 OF PLATS ON PAGES 22 AND 23 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR COOK COUNTY, ILLINOIS; THENCE NORTH ALONG THE EAST LINE OF THE WEST FRACTIONAL 1/2 OF SAID SECTION 31, A DISTANCE OF 384 FEET; THENCE WEST PARALLEL WITH THE SAID NORTH LINE OF NORTH AVENUE, A DISTANCE OF 414.50 FEET TO A POINT DISTANT 100 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST EASTERLY MAIN TRACT OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY, AS NOW LOCATED AND ESTABLISHED; THENCE SOUTHWESTERLY PARALLEL WITH THE CENTER LINE OF SAID MAIN TRACK, TO A POINT DISTANT 451.92 FEET WEST, AS MEASURED ALONG A LINE PARALLEL WITH THE SAID NORTH LINE OF NORTH AVENUE, FROM THE POINT OF BEGINNING;

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THENCE EAST PARALLEL WITH THE SAID NORTH LINE OF NORTH AVENUE, A DISTANCE OF 451.92 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

PARCEL 6:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 3 AS CREATED BY AGREEMENT FOR EASEMENT FROM S. N. NIELSEN COMPANY, AN ILLINOIS CORPORATION TO AUTOMATIC ELECTRIC COMPANY, A DELAWARE CORPORATION, DATED JANUARY 3, 1957 AND RECORDED MAY 17, 1957 AS DOCUMENT 16906688 FOR PASSAGEWAY OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE EASTERLY 75 FEET OF A TRACT OR PARCEL OF LAND IN THE WEST FRACTIONAL 1/2 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EAST LINE OF THE WEST FRACTIONAL HALF OF SAID SECTION 31, DISTANT 1500 FEET NORTH, AS MEASURED ALONG SAID EAST LINE OF THE WEST FRACTIONAL 1/2 OF SAID SECTION 31, FROM ITS INTERSECTION WITH THE NORTH LINE OF NORTH AVENUE (STATE BOND ISSUE ROUTE 64) AS NOW LOCATED AND ESTABLISHED, AND SHOWN ON PLAT OF DEDICATION, RECORDED AS DOCUMENT NO. 10298762, IN BOOK 272 OF PLATS ON PAGES 22 AND 23, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR COOK COUNTY, ILLINOIS; THENCE NORTH ALONG THE EAST LINE OF THE WEST FRACTIONAL 1/2 OF SAID SECTION 31, A DISTANCE OF 600 FEET; THENCE WEST PARALLEL WITH THE SAID NORTH LINE OF NORTH AVENUE A DISTANCE OF 320 FEET, MORE OR LESS, TO A POINT DISTANT, 100 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST EASTERLY MAIN TRACK, OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY, AS NOW LOCATED AND ESTABLISHED; THENCE SOUTHEASTERLY, PARALLEL WITH THE CENTER LINE OF SAID MAIN TRACK, TO A POINT DISTANT 393.47 FEET WEST, AS MEASURED ALONG A LINE PARALLEL WITH THE SAID NORTH LINE OF NORTH AVENUE, FROM THE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE SAID NORTH LINE OF NORTH AVENUE, A DISTANCE OF 393.47 FEET, TO THE POINT OF BEGINNING.

AND ALSO

A TRACT OR PARCEL OF LAND IN THE WEST FRACTIONAL 1/2 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE EAST LINE OF THE WEST FRACTIONAL 1/2 OF SAID SECTION 31, DISTANT 1284 FEET, NORTH AS MEASURED ALONG SUCH EAST LINE OF THE WEST FRACTIONAL 1/2 OF SAID SECTION 31 FROM ITS INTERSECTION WITH THE NORTH LINE OF NORTH AVENUE (STATE BOND ISSUE ROUTE 64) AS NOW LOCATED AND ESTABLISHED AND SHOWN ON PLAT OF DEDICATION RECORDED AS DOCUMENT 10298762 IN BOOK 272 OF PLATS ON PAGES 22 AND 23 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR COOK COUNTY ILLINOIS; THENCE NORTH ALONG THE EAST LINE OF THE WEST FRACTIONAL 1/2 OF SAID SECTION 31, A DISTANCE OF 216 FEET; THENCE WEST PARALLEL WITH THE SAID NORTH LINE OF NORTH AVENUE, A DISTANCE OF 393.47 FEET TO A POINT DISTANT 100 FEET SOUTHEASTERLY (MEASURED AT RIGHT ANGLES) FROM THE CENTER LINE OF THE MOST EASTERLY MAIN TRACK OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, AS NOW LOCATED AND ESTABLISHED; THENCE SOUTHWESTERLY PARALLEL WITH THE CENTER LINE OF SAID MAIN TRACK TO THE POINT OF INTERSECTION WITH A LINE WHICH INTERSECTS THE PLACE OF BEGINNING AND IS PARALLEL TO THE NORTH LINE OF SAID NORTH AVENUE, THENCE EAST ALONG SAID LINE WHICH IS PARALLEL WITH THE SAID NORTH LINE OF NORTH AVENUE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 3 AS CREATED BY AGREEMENT FOR EASEMENT FROM CHICAGO AND NORTHWESTERN RAILWAY COMPANY, A WISCONSIN CORPORATION TO AUTOMATIC ELECTRIC COMPANY, A DELAWARE CORPORATION, DATED MARCH 26, 1957 AND RECORDED MAY 17, 1957 AS DOCUMENT 16906686 FOR PASSAGEWAY OVER THE FOLLOWING DESCRIBED LAND:

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THAT PART OF THE EASTERLY 75 FEET OF THE WEST FRACTIONAL 1/2 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN TWO LINES DRAWN PARALLEL WITH AND DISTANT 2,200 FEET AND 3,330 FEET, RESPECTIVELY, NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 31, EXCEPTING THEREFROM, HOWEVER, SO MUCH OF THE AFORESAID EASTERLY 75 FEET OF THE WEST FRACTIONAL 1/2 OF SECTION 31 WHICH LIES NORTHWESTERLY OF A LINE DRAWN PARALLEL WITH AND DISTANT 50 FEET SOUTHEASTERLY FROM THE MOST EASTERLY MAIN TRACK OF SAID RAILWAY COMPANY, AS SAID MAIN TRACK IS NOW LOCATED AND ESTABLISHED. THE SOUTHERLY BOUNDARY OF THE ABOVE DESCRIBED PARCEL OF LAND BEING A PART OF THE NORTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED BY QUIT-CLAIM DEED DATED APRIL 25, 1955 TO S. N. NIELSEN COMPANY BY THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF Cook } SS.

JAMES J. McMAHAN, being the V.P. President of AG COMMUNICATION SYSTEMS CORPORATION, a Delaware corporation, being duly sworn on oath, states that said corporation has an office at 2500 W. Utopia Road, Phoenix, AZ 85027.

resides at _____ . That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

**AG COMMUNICATION SYSTEMS CORPORATION,
a Delaware corporation**

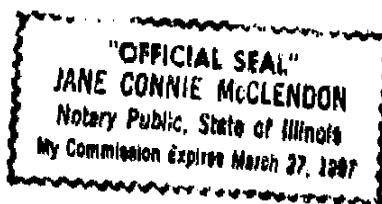
By: _____

Name: JAMES J. McMAHAN
Its: V.P. General Counsel and Secretary

SUBSCRIBED and SWORN to before me

this 18th day of September 19 96.

Jane Connie McCleendon
Notary Public



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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
SEP 20 98 DEPT. OF REVENUE
150.50

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
SEP 20 98 DEPT. OF REVENUE
999.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
SEP 20 98 DEPT. OF REVENUE
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STATE OF ILLINOIS
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
SEP 20 98 DEPT. OF REVENUE 999.00
PB 10776

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1 0 8 2 1 4
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP SEP 20 98
PA. 11424
\$78.75

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP SEP 20 98
PA. 11424
\$88.00

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