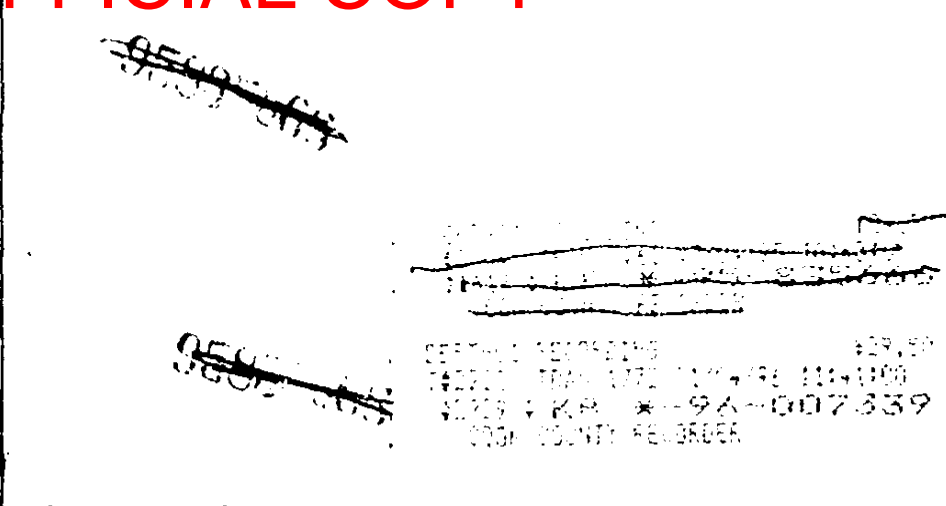


96007339
UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Corporation)

MAIL TO: KENNETH E. GARSTKA
6111 N. RIVER ROAD
ROSEMONT, IL 60018

NAME & ADDRESS OF
TAXPAYER:
CDC REALTY, INC.
5111 N RIVER ROAD
ROSEMONT, IL 60018



THE GRANTOR COMDISCO, INC., a corporation 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, for and in consideration of TEN AND 00/100 DOLLARS {10.00}, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of the Executive Committee of said Corporation, CONVEYS and WARRANTS to CDC REALTY, INC., of the City of Rosemont, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(See Legal Description set forth on "Exhibit A" attached hereto and made an integral part hereof)

Permanent Index Number: 07-33-402-004-0000

Property Address: 800 Albion Drive, Schaumburg, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Executive Vice President, and attested by its Secretary, this 18th day of October, 1995.

IMPRESS
CORPORATE
SEAL

COMDISCO, INC.
BY: John J. Vosicky
JOHN J. VOSICKY, Executive Vice President
ATTEST: Philip A. Hewes
PHILIP A. HEWES, Secretary

96007339

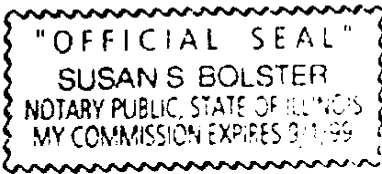
29 50
GHC

UNOFFICIAL COPY

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

I, the undersigned, a notary public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that JOHN J. VOSICKY, personally known to me to be the Executive Vice President of Comdisco, Inc., and PHILIP A. HEWES, 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 acknowledged that as such Executive Vice President and Secretary, they signed, sealed and delivered the instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of the Executive Committee of said corporation, as their 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 18th day of October, 1995.



NOTARY PUBLIC

IMPRESS SEAL HERE

~~COOK COUNTY ILLINOIS TRANSFER STAMP~~

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. par. E and Cook County Ord. 93-0-27 par. E.

NAME AND ADDRESS OF PREPARER:

~~EXEMPT UNDER PROVISIONS OF
PARAGRAPH XXXXX SECTION 11
REAL ESTATE TRANSFER ACT~~

KENNETH E. GARSTKA
6111 N. RIVER ROAD
ROSEMONT, IL 60018

DATE: 10-26-95

Kenneth E. Garstka
Signature of Buyer, Seller or Representative

37733 #
VILLAGE OF SCHAUMBURG
DEPT. OF RECORDS & ADMINISTRATION REAL ESTATE
TRANSFER TAX
DATE 10/27/95
TAX PAID \$

UNOFFICIAL COPY

EXHIBIT A

Legal Description:

LOT 4 IN CENTEX SCHAUMBURG - INDUSTRIAL PARK UNIT NO. 98 BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject To:

1. Building restrictions and zoning regulations heretofore or hereafter adopted by any municipal or other public authority; and rent regulations or laws, if any, now or hereafter in effect;
2. All notes or notices of violation of law or municipal ordinances, orders or requirements noted in or issued by any State or Municipal Department or public authority having jurisdiction, against or affecting the premises as of the date hereof;
3. Party walls and party wall agreements, if any, and beam rights and beam right agreements, if any; any encroachments by stoops, steps, areas, fences, windows, trim, coping, cornices or ornamental projections, and any variations between fences, retaining walls and the like, and the lines of record title; rights, if any, relating to the construction and maintenance, in connection with any public utility, of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the premises; and any consents prior to the date hereof by Seller or any former owner of the premises for the erection of any structure or structures on, under or above any street or streets on which the premises may abut;
4. Any and all assessments becoming liens subsequent to the date hereof, and in addition if at the date hereof the premises or any part thereof shall be or shall have been affected by any assessment or assessments which are payable in instalments or may be paid in installments without penalty (other than interest), Grantee shall pay all such installments which shall become due and payable or which may be paid without penalty (other than interest) after the date hereof;
5. Building line over the South 25 feet and the West 25 feet of the land as shown on the plat of Subdivision recorded December 31, 1973 as document 22583756, filed December 31, 1973 as document LR 2733827;
6. Easement over the North 15 feet, the South 25 feet, and the West 25 feet of the land for public utilities and drainage purposes as shown on the plat of Subdivision aforesaid;

96107333
10/1/94

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY CLERK
96067339

UNOFFICIAL COPY

7. Easement over the South 25 feet and the West 25 feet of the land for sewer and water purposes as shown on the plat of Subdivision aforesaid;

8. Easement over the North 15 feet, the South 25 feet and the West 25 feet of the land in favor of the Northern Illinois Gas company, its successors and assigns, for the installation, maintenance, relocation, renewal, and removal of gas mains and appurtenances thereto, as shown on the plat of Subdivision aforesaid;

9. Easement over the North 15 feet, the South 25 feet and the West 25 feet of the land for the purpose of installing and maintaining all equipment necessary for the purpose of serving the Subdivision and other land with telephone and electric service, together with right to overhang aerial service wires and also with right of access thereto, also reserved for drainage purposes as granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company and as shown on the plat of Subdivision aforesaid;

10. Covenants, conditions, and restrictions contained in the deed from Chicago Title and Trust Company, as Trustee under Trust Agreement dated July 1, 1968, and known as Trust No. 52300, to Bruce A. Heidecke, dated January 4, 1974 and filed January 28, 1974 as document LR 2737038 and recorded January 28, 1974 as document 22606762, relating to the location of buildings and loading docks, parking areas, side slopes, building construction materials, landscaped areas, management of operating structures, utility operating easements, storage yards, sanitary facilities, site line obstructions and which does not contain a reversionary or forfeiture clause;

11. Easements, if any, which would be revealed by an examination or inspection of the premises;

12. Lease with Comdisco Technical Services, a division of Comdisco, Inc. and Sublease with International Business Machines Corp.

13. Any and all existing vaults, tunnels, coal chutes or other structures or spaces under the sidewalks or streets, whether or not licenses or permits have been obtained for the maintenance or use of the same, and any and all license fees or charges which may be hereafter imposed for the same; and also the right of the municipality or of any other authority to require the discontinuance, removal or closing up of any of the same;

14. Judgments, if any, docketed against Grantor and any franchise, premium or other similar taxes owing by Grantor and which might constitute liens against the premises, but Grantor hereby covenants to indemnify Grantee against any such judgments and such taxes; and

15. General Taxes for 1995 and subsequent years.

95007339

UNOFFICIAL COPY

Property of Cook County Clerk's Office

36007339

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

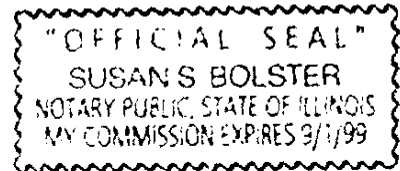
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10-18, 1995

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said _____ this 18th day of October, 1995.
Notary Public Susan S. Bolster



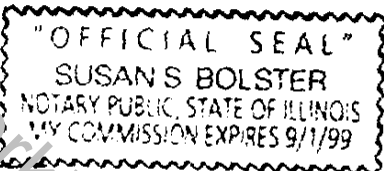
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois; a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 10-18, 1995

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said _____ this 18th day of October, 1995.
Notary Public Susan S. Bolster



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

007
93062339

UNOFFICIAL COPY

Property of Cook County Clerk's Office

96007339