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This document was prepared by:

Bennett P. Applegate, Esq.
Schiff Hardin & Waite
7200 Sears Tower
233 South Wacker Drive
Chicago, Illinois 60606

AFTER RECORDING, MAIL TO:

Marc H. Schwartz, Esq.
Laser, Pokorny, Schwartz,
Friedman & Economos
205 North Michigan
Suite 3800
Chicago, Illinois 60601

96056231

DEPT-01 RECORDING \$29.00
T#0012 TRAN 8795 01/22/96 09:53:00
#8790 # CG *-96-056231
COOK COUNTY RECORDER

This space for RECORDER'S USE ONLY

290

SPECIAL WARRANTY DEED

Corporation to Corporation

THIS INDENTURE, made this 07/26 day of December, 1995, between The Faucet-Queens, Inc., a Delaware corporation and authorized to transact business in the State of Illinois, having a business address of 650 Forest Edge Drive, Vernon Hills, Illinois 60061, party of the first part, and 401 Chaddick Realty Corp., an Illinois corporation having a business address of 401 Chaddick Drive, Wheeling, Illinois, party of the second part,

WITNESSETH, that the party of the first part, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does REMISE, RELEASE, ALIEN AND CONVEY unto party of the second part, and to its successors and assigns, FOREVER, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 29 THROUGH 32, INCLUSIVE IN PALWAUKEE BUSINESS CENTER UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents,

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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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors 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, successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend, subject to the "Permitted Exceptions" as defined in Schedule "B" attached hereto.

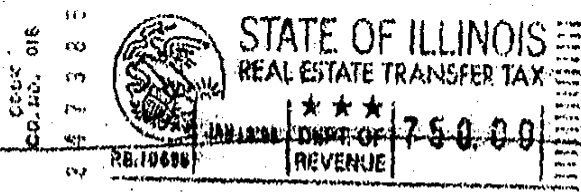
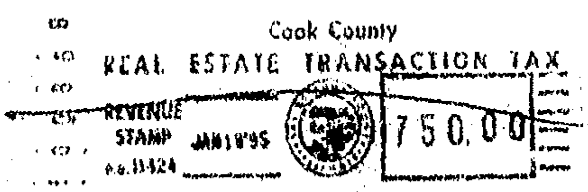
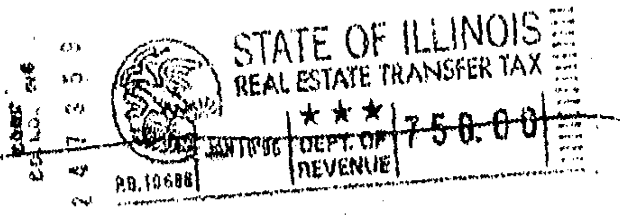
Permanent Real Estate Index Numbers: 03-11-409-009
03-11-409-010
03-11-409-011
03-11-409-012

Address of Real Estate: 401 Chaddick Drive, Wheeling, Illinois

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to those presents by its President, and attested by its Assistant Secretary, this 27th day of December, 1995.

THE FAUCET-QUEENS, INC.,
a Delaware Corporation

By: [Signature]
John W. Lehman, President
Attest: [Signature]
Bruce A. Rinnert, Ass't Secretary



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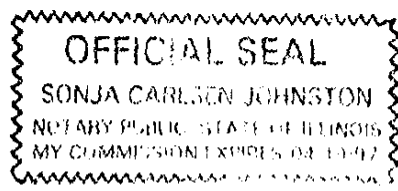
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State of Illinois)
) ss.
County of Lake)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT John W. Lehman personally known to me to be the President of The Faucet-Queens, Inc., a Delaware corporation, and Bruce A. Rinnert personally known to me to be the Assistant 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 Assistant Secretary, they signed and delivered the said instrument 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 27th day of December, 1995.

Commission expires _____
[Signature]
Notary Public



SEND SUBSEQUENT TAX BILLS TO:
401 Chaddick Realty Corp.
401 Chaddick Drive
Wheeling, Illinois

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SCHEDULE "B" PERMITTED EXCEPTIONS

1. NOTE: NO OUTSIDE STORAGE PERMITTED ON LOTS 26 THROUGH 30, AS DISCLOSED BY PLAT OF PALWAUKEE BUSINESS CENTER UNIT NUMBER 2, RECORDED SEPTEMBER 19, 1986 AS DOCUMENT 86425053.
2. RIGHT OF WAY FOR DRAINAGE DITCH INTERSECTING THE PORTION OF THE LAND AND RIGHTS TO MAINTAIN SAME AS SHOWN ON EXHIBIT 'A' ATTACHED TO THE AGREEMENT RECORDED SEPTEMBER 18, 1963 AS DOCUMENT 18916393 AND AS SET FORTH ON PLAT OF PALWAUKEE BUSINESS CENTER UNIT NUMBER 2, RECORDED SEPTEMBER 19, 1986 AS DOCUMENT 86425053.
(AFFECTS THE WEST 15 FEET OF LOT 31).
3. TERMS, PROVISIONS AND LIMITATIONS, AS CONTAINED IN THE NOTICE OF REQUIREMENT FOR STORM WATER DETENTION DATED APRIL 17, 1985 AND RECORDED MAY 10, 1985 AS DOCUMENT 85014854, MADE BY THE PRINCIPAL BENEFICIARY OF LA SALLE NATIONAL BANK TRUST NUMBER 109300, AND BY THE LA SALLE NATIONAL BANK, AS TRUSTEE OF TRUST NUMBER 109300.
(AFFECTS THE UNDERLYING LAND).
4. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS IN THE GRANT OF COVENANT, WAIVING AND RELEASING PRIOR GRANT OF COVENANT (DATED JULY 6, 1981 AND RECORDED AS DOCUMENT 25916551), DATED APRIL 5, 1985 AND RECORDED JULY 5, 1985 AS DOCUMENT 85089775, AND DATED APRIL 12, 1985 AND RECORDED JULY 18, 1985 AS DOCUMENT 85106825 MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 109300, GRANTOR AND OWNER, AND APPROVED, AGREED AND ACCEPTED BY THE VILLAGE OF WHEELING, AN ILLINOIS MUNICIPAL CORPORATION, GRANTEE, PROVIDING FOR:

(1) ISSUANCE OF SITE DEVELOPMENT PERMIT AND CONDITIONS; (2) NOTICES; (3) COVENANTS TO RUN WITH THE LAND; (4) TERMINATION UPON ADOPTION OF THE FLOODWAY MAP AMENDMENT OR THE EXPIRATION OF 25 YEARS FROM DATE HEREOF, WHICHEVER SHALL FIRST OCCUR; (5) ENFORCEMENT PROVISIONS; (6) COSTS TO BE PAID BY OWNERS, AND IF UNPAID, SHALL BE A LIEN.
(AFFECTS THE UNDERLYING LAND).
5. A 35 FOOT BUILDING LINE, AS SHOWN ON PLAT OF PALWAUKEE BUSINESS CENTER UNIT NUMBER 2, RECORDED SEPTEMBER 19, 1986 AS DOCUMENT 86425053, OVER THE LAND DESCRIBED AS FOLLOWS:
THE SOUTHWESTERLY LINES OF LOTS 29, 30 AND 31 AND THE SOUTHERLY LINE OF LOT 32.
6. A 17 FOOT BUILDING LINE, AS SHOWN ON PLAT OF PALWAUKEE BUSINESS CENTER UNIT NUMBER 2, RECORDED SEPTEMBER 19, 1986 AS DOCUMENT 86425053, OVER THE LAND DESCRIBED AS FOLLOWS:
THE NORTHEASTERLY LINE OF LOTS 29, 30 AND 31 AND THE NORTHERLY AND NORTHEASTERLY LINES OF LOT 32.
7. A 25 FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE EASEMENT, AS SHOWN ON PLAT OF PALWAUKEE BUSINESS CENTER UNIT NUMBER 2, RECORDED SEPTEMBER 19, 1986 AS DOCUMENT 86425053, OVER THE LAND DESCRIBED AS FOLLOWS:
THE SOUTHWESTERLY LINE OF LOTS 29, 30 AND 31 AND THE SOUTHERLY LINE OF LOT 32.
8. A 12 FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, AS SHOWN ON PLAT OF PALWAUKEE BUSINESS CENTER UNIT NUMBER 2, RECORDED SEPTEMBER 19, 1986 AS DOCUMENT 86425053, OVER THE LAND DESCRIBED AS FOLLOWS:
THE NORTHEASTERLY LINE OF LOTS 29, 30 AND 31 AND THE NORTHERLY AND NORTHEASTERLY LINE OF LOT 32.

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9. A 15 FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, AS SHOWN ON PLAT OF PALWAUKEE BUSINESS CENTER UNIT NUMBER 2, RECORDED SEPTEMBER 19, 1986 AS DOCUMENT 86425053, OVER THE LAND DESCRIBED AS FOLLOWS:

THE EAST LINE OF LOT 32.

10. EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE RESERVED FOR AND GRANTED TO THE COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY, CABLENET AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE LAND SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED EASEMENT AND THE LAND DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO OVERHANG ALL LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS, THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED LAND FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE LAND WITHIN THE DOTTED LINES MARKED EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER, SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF, AS SHOWN ON PLAT OF PALWAUKEE BUSINESS CENTER UNIT NUMBER 2, RECORDED SEPTEMBER 19, 1986 AS DOCUMENT 86425053.

(AFFECTS THE NORTHEASTERLY LINES OF LOTS 29, 30 AND 31, THE EAST, NORTHERLY AND NORTHEASTERLY LINE OF LOT 32)

11. EASEMENT RESERVED FOR AND GRANTED TO THE NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED EASEMENT AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THE PLAT OF SUBDIVISION, SAID EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES, AS SHOWN ON PLAT OF PALWAUKEE BUSINESS CENTER UNIT NUMBER 2, RECORDED SEPTEMBER 19, 1986 AS DOCUMENT 86425053

(AFFECTS THE NORTHEASTERLY LINES OF LOTS 29, 30 AND 31, THE EAST, NORTHERLY AND NORTHEASTERLY LINE OF LOT 32)

12. DECLARATION OF EASEMENTS COVENANTS AND RESTRICTIONS FOR PALWAUKEE BUSINESS CENTER UNIT NUMBER 2 MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 13, 1984 AND KNOWN AS TRUST NUMBER 109300, AND NORTHWEST NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 19, 1984 AND KNOWN AS TRUST NUMBER 10-072560-5, RECORDED SEPTEMBER 19, 1986 AS DOCUMENT 86425053, RELATING TO ANNEXATION OF ADDITIONAL PROPERTY; PUBLIC UTILITY AND DRAINAGE EASEMENTS; WATER DETENTION; COMPENSATORY STORAGE AND FLOODWAY AREA; CREATION OF A LANDOWNERS ASSOCIATION; MEMBERSHIP AND VOTING RIGHTS; ANNUAL AND SPECIAL ASSESSMENTS; MAINTENANCE; WATER DETENTION, DRAINAGE AND FLOODWAY FACILITIES; ARCHITECTURAL CONTROL; LANDSCAPING; SIGNS; LOADING AND UNLOADING FACILITIES; BUILDING TYPE AND CONSTRUCTION; NOXIOUS, OFFENSIVE AND HAZARDOUS ACTIVITIES; DEBRIS; LIGHTS SOUNDS AND ODORS; TEMPORARY STRUCTURES; PARKING; STORAGE; AND FENCES, FOR FURTHER PARTICULARS REFERENCE IS MADE TO SAID INSTRUMENT.

13. ASSESSMENT, IF ANY, OF WHEELING DRAINAGE DISTRICT NO. 1.

14. REAL ESTATE TAXES FOR 1995 AND SUBSEQUENT YEARS.

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