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GEORGE E. COLE®
LEGAL FORMS

No. 801
November 1994

WARRANTY DEED
Statutory (Illinois)
(Corporation to Corporation)

96162111

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THE GRANTOR ARIZONA FUNDING CORPORATION

DEPT-01 RECORDING #37.50
T#7777 TRAN 8269 03/01/96 16:04:00
#1471 # SK #-96-162111
COOK COUNTY RECORDER

a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and NO/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to PMT Investors #1, LTD, a

Above Space for Recorder's Use Only

Texas limited partnership having its principal office at the following address 8411 Preston Rd. - Suite 850, Dallas, TX 75225, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

See legal description attached hereto and make a party hercof. Subject to: See Exhibit A attached hereto.

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Permanent Real Estate Index Number(s): See Exhibit A attached hereto.
Address(es) of Real Estate: 1285 E Higgins Road, E Schaumburg, IL 60173
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 Vice President, and attested by its Assistant Secretary, this 26th day of February, 1996.

Arizona Funding Corporation, a Delaware corporation
(Name of Corporation)



By [Signature] Vice President
Attest [Signature] Assistant Secretary

37.50
[Signature]

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38563
 VILLAGE OF SCHLAUMEUR
 DEPT. OF FINANCE REAL ESTATE
 AND ADMINISTRATION TRANSFER TAX
 DATE 2/27/96
 AMT. PAID 2,985.00

7 99 1

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE
 STAMP MAR 1996
 PB 11426
 493.50

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE
 STAMP MAR 1996
 PB 11426
 999.00

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 999.00

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 999.00

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 987.00

known to me to be the _____
 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.

IMPRESS
 NOTARIAL
 SEAL
 HERE

Given under my hand and official seal, this _____ day of _____ 19____

Commission expires _____ 19____

NOTARY PUBLIC

This instrument was prepared by Anna B. Pope, c/o Cooley Godward Castro Huddleson & Tatum, Five Palo Alto Square, CA 94306-2155
 (Name and Address)

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: PMT INVESTORS #1, LTD.
 (Name)
8411 PRESTON RD. - SUITE 850
 (Address)
DALLAS, TEXAS 75225
 (City, State and Zip)

PMT INVESTORS #1, LTD.
 (Name)
8411 Preston Rd. #850
 (Address)
Dallas, Texas 75225
 (City, State and Zip)



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State of Massachusetts, County of Suffolk, ss. I, the undersigned a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Tiffany Percival personally known to me to be the Vice President of Arizona Funding Corporation, a Delaware corporation, and Laurie A. Fitzgerald 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 Vice President and Assistant 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 26th day of February, 1996.

JANE D. WISEMAN, Notary Public
My Commission Expires Dec. 2, 1999

Jane D. Wiseman
NOTARY PUBLIC

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Petsmart #438
Schaumburg, Cook County, Illinois

EXHIBIT A

PARCEL 1:

Lot 1 in Park St. Claire Plaza Resubdivision No. 1, recorded May 2, 1995 as Document Number 95288758, and re-recorded July 7, 1995 as Document Number 95441456, being a resubdivision of Lot 2 in Park St. Claire Plaza, a subdivision of part of the Southwest quarter (1/4) of the Southwest quarter (1/4) of Section 13, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Non-Exclusive easements appurtenant to and for the benefit of Parcel 1, aforesaid, as created by and defined in Article 2 of the Operation and Easement Agreement ("Agreement") dated April 14, 1993 and recorded May 10, 1993 as Document Number 93351020, including, without limitation, the following:

- a. Non-Exclusive Easements for ingress, egress and parking of vehicles and pedestrians over and across parking, driveway and sidewalk areas as more fully described in Article 2.1 of said Agreement;
- b. Non-Exclusive Perpetual Easements for utility lines, in, to, over, under, along and across portions of the Common Area as more fully described in Article 2.2 of said Agreement; and
- c. Non-Exclusive Easement for maintenance and replacement of footings, foundations, columns or walls inadvertently constructed beyond a common boundary line as more fully described in Article 2.3 of said Agreement.

Permanent Index Number: 07-13-300-036-0000

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Property Address: 1285 East Higgins Road, Schaumburg, Illinois 61073

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PetSmart #438
Shaumburg, Cook County, Illinois

EXHIBIT B

Permitted Exceptions

1. Terms and provisions contained in the Notice of Requirements for storm water detention recorded June 22, 1990 as Document Number 90299939. (Affects the land and other property)
2. Terms, provisions and conditions of Operation and Easement Agreement dated April 14, 1993 and recorded May 10, 1993 as Document Number 93351020, as affected by that certain Assignment And Assumption of Approving Party Designation dated July 6, 1995 and recorded July 7, 1995 as Document Number 95441462 for common use and operation of the land in Schedule A and other property, by establishing certain covenants, restrictions and agreements and granting reciprocal easements through the respective tracts.
3. A public utility easement along the South twenty (20) feet of the land as created by and shown on the Plat of Park St. Claire Plaza recorded February 24, 1995 as Document Number 95129403 and on the Plat of Park St. Claire Plaza Resubdivision No. 1, recorded May 2, 1995 as Document Number 95288758, and re-recorded July 7, 1995 as Document Number 95441456.
4. Grant of easement ten (10) feet in width recorded October 25, 1993 as Document Number 93858783 in favor of Commonwealth Edison Company and Illinois Bell Telephone Company for public utility purposes, in and upon (i) part of the land approximately depicted on Exhibit A attached to said grant, and (ii) part of the land approximately as shown on drawings approved by Owner. **96162111**
5. Terms, provisions and conditions of Easement Grant and Reservation Agreement relating to easements for sanitary sewer service, dated November 30, 1993 and recorded January 14, 1994 as Document Number 94051520, affecting that part of the land more particularly described therein.
6. A twenty (20) foot wide public utility easement beginning on Lot 3 to the North extending southerly through the subject land to a point on the East lot line and connecting to the private sanitary sewer easement recorded as Document Number 94051520, as created by and shown on the Plat of Park St. Claire Resubdivision No. 1, recorded May 2, 1995 as Document Number 95288758, and re-recorded July 7, 1995 as Document Number 95441456.
7. Terms, provisions and conditions of Declaration of Roadway Access Restrictions dated February 17, 1995 and recorded February 22, 1995 as Document Number 95124041, by and between Dayton Hudson Corporation and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated May 9, 1989 and known as Trust No. 108303-05, limiting right of access to and from Illinois Route 72 (Higgins

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Road) to the existing right-in right-out commercial access driveway located at the northwest corner of Lot 3 in Park St. Claire Plaza Resubdivision No. 1.

8. Terms, provisions, and conditions of Declaration of Use Restrictions and Percentage Allocations dated as of April 28, 1995 and recorded May 2, 1995 as Document Number 95288738, made by and between American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated May 9, 1989 and known as Trust No. 108303-05, and KHS Land Partnership.
9. Terms, provisions, and conditions of Declaration of Percentage Allocations dated as of July 6, 1995 and recorded July 7, 1995 as Document Number 95441457, by and between American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated May 9, 1989 and known as Trust No. 108303-05, and KHS Land Partnership.
10. Terms, provisions, and conditions of Declaration of Percentage Allocations dated as of October 27, 1995 and recorded October 30, 1995 as Document Number 95740254, by and between American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated May 9, 1989 and known as Trust No. 108303-05, and KHS Land Partnership.

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