

# UNOFFICIAL COPY

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DEPT-01 RECORDING \$33.00  
T#0012 TRAN 0482 05/07/96 12:57:00  
#9184 # CG \*-96-346447  
COOK COUNTY RECORDER

7592627 AR

## SPECIAL WARRANTY DEED

33.00  
MM

STATE OF ILLINOIS §  
COUNTY OF COOK §  
KNOW ALL MEN BY THESE PRESENTS:

That SKW II REAL ESTATE LIMITED PARTNERSHIP, a Delaware limited partnership (hereinafter called "Grantor") for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration paid to Grantor by 85 ALGONQUIN L.L.C., an Illinois limited liability company (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, hereby GRANTS, SELLS, CONVEYS, ASSIGNS and DELIVERS WITHOUT WARRANTY OR COVENANT EXPRESS OR IMPLIED, EXCEPT AS EXPRESSLY STATED HEREIN to Grantee the real property situated in Cook County, Illinois described in Exhibit "A" attached hereto and incorporated herein by reference, together with all rights, title, and interest, if any, of Grantor, in and to any land lying in the bed of any street, road, or accessway, opened or proposed, in front of, at a side of, or adjoining the real property described in Exhibit "A" to the center line thereof, and all rights, title, and interest of Grantor, reversionary or otherwise, in and to all easements in or upon the real property, and all other rights and appurtenances belonging or anywise pertaining thereto, if any (collectively referred to herein as the "Property"), subject to all items of record described on Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Encumbrances").


TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claims or to claim the same or any

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COOK  
CO. NO. 016  
074802

	STATE OF ILLINOIS	
	REAL ESTATE TRANSFER TAX	
P.B. 10776	MAY-6'98	DEPT. OF REVENUE
***		975.00


COOK  
CO. NO. 016  
074803

	STATE OF ILLINOIS	
	REAL ESTATE TRANSFER TAX	
P.B. 10776	MAY-6'98	DEPT. OF REVENUE
***		975.00


COOK  
CO. NO. 016  
074804

	STATE OF ILLINOIS	
	REAL ESTATE TRANSFER TAX	
P.B. 10776	MAY-6'98	DEPT. OF REVENUE
***		975.00


COOK  
CO. NO. 016  
074805

	STATE OF ILLINOIS	
	REAL ESTATE TRANSFER TAX	
P.B. 10776	MAY-6'98	DEPT. OF REVENUE
***		975.00


COOK  
CO. NO. 016  
074806

	STATE OF ILLINOIS	
	REAL ESTATE TRANSFER TAX	
P.B. 10776	MAY-6'98	DEPT. OF REVENUE
***		975.00

COOK  
CO. NO. 016  
074807

	STATE OF ILLINOIS	
	REAL ESTATE TRANSFER TAX	
P.B. 10776	MAY-6'98	DEPT. OF REVENUE
***		975.00

COOK  
CO. NO. 016  
074808

	STATE OF ILLINOIS	
	REAL ESTATE TRANSFER TAX	
P.B. 10776	MAY-6'98	DEPT. OF REVENUE
***		975.00

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part thereof by, through, or under Grantor, but not otherwise, subject, however, to the Permitted Encumbrances and the provisions of this deed.

This Deed is executed by Grantor to be effective as of the 23rd day of April, 1996.

GRANTOR:

SKW II REAL ESTATE LIMITED PARTNERSHIP (f/k/a WHT Real Estate Limited Partnership), a Delaware limited partnership

By: SKW II Gen-Par, Inc., (f/k/a WHT Investors, Inc.), a Delaware corporation, its General Partner

By: J. Tabb Mebler  
Name: J. Tabb Mebler  
Title: Assistant Vice President

DEAL  
Cook  
STAMP MAY-1996  
999.00

DEAL  
Cook  
STAMP MAY-1996  
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STAMP MAY-1996  
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DEAL  
Cook  
STAMP MAY-1996  
415.50

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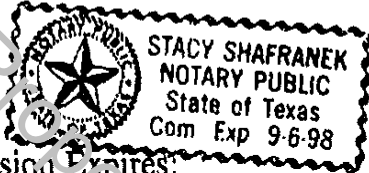
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STATE OF TEXAS

§  
§  
§

COUNTY OF Dallas

This instrument was acknowledged before me on this 23<sup>rd</sup> day of April, 1996, by J. Todd Nedlett, Asst. Vice President of SKW II Gen-Par, Inc. (f/k/a WHT Investors, Inc.), a Delaware corporation, General Partner of SKW II Real Estate Limited Partnership (f/k/a WHT Real Estate Limited Partnership), a Delaware limited partnership, on behalf of said partnership.



My Commission Expires:

9-6-98

Stacy Shafrank  
Notary Public in and for the  
State of Texas

Stacy Shafrank  
Printed/Typed Name of Notary

After Recording, Return To:

D'ANCONA + PFLANN  
ATTN: DAVID ALLSWANG  
30 N. LASALLE ST.  
SUITE 2900  
CHICAGO IL 60602

43197/1388.090

Prepared by:

DAVID + GOODMAN  
ATTN: MELLY LEGGETT  
5420 LBJ FREEWAY  
SUITE 1200  
DALLAS TX 75240

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## EXHIBIT "A"

### Legal Description of Land

#### PARCEL 1:

Lot 2 in Arlington Place Subdivision, being a subdivision in Section 16, Township 41 North, Range 11 East of the Third Principal Meridian, except that part taken in fee simple title by the Department of Transportation of the State of Illinois in Case Number 93 L 51190, as follows:

That part of Lot 2 in Arlington Place Subdivision, being a subdivision in part of Section 16, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof, recorded November 29, 1979 as Document 25261219, described as follows:

Beginning at the Northeast corner of said Lot 2; thence on an assumed bearing of South 32° 56' 06" West along the Easterly line of said Lot 2 a distance of 14.43 feet to a point on a 2551.07 foot radius curve, the center of circle of said curve bears North 33° 27' 05" East from said point; thence Northwesterly along said curve, radius 2551.07 feet, central angle 1° 33' 00" 69.01 feet to the Westerly line of said Lot 2, being also a point on a 30.00 foot radius curve, the center of circle of said curve bears South 89° 23' 13" West from said point; thence Northwesterly along said curve, being also the said Westerly line of Lot 2, radius of 30.00 feet, central angle 55° 04' 09" 28.83 feet to the Northwest corner of said Lot 2, being also a point on a 2541.29 foot radius curve, the center of circle of said curve bears North 34° 19' 04" East from said point; thence Southeasternly along said curve, being also the Northerly line of said Lot 2, radius 2541.29 feet, central angle 2° 05' 11" 93.28 feet (93.29 feet, recorded) to the Point of Beginning.

Said parcel containing 0.024 acres more or less.

#### PARCEL 2:

Reciprocal Easement for Ingress and egress as created by that certain agreement dated August 2, 1979 and recorded October 1, 1979 as Document 25171074 and registered with the Registrar of Titles on October 1, 1979 as Document LR3121973 and as amended by agreement dated January 27, 1981 and recorded June 4, 1981 as Document 25893428 and filed as Document 3218008.

#### PARCEL 3:

Easement for creation and maintenance of a detention/retention pond created by that certain agreement dated December 1, 1979 and recorded with the Recorder of Deeds Cook County, Illinois January 4, 1980 as Document 25306989 and registered with the Registrar of Titles January 4, 1980 as Document LR3139276 pertaining to Lot 1 and Lot 2; Arlington Place Subdivision, being a subdivision in Section 16, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Tax No. 08-16-200-102-0000

Address: 85 West Algonquin Road  
Arlington Heights, IL  
Cook County

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## EXHIBIT "B"

### Permitted Encumbrances

1. Taxes and assessments for the second installment of 1995, the year 1996, and all subsequent years.
2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claim by, through or under the lessees.
3. An easement over and across the easterly, southerly and westerly 10 feet of the Property for public utilities as shown on the recorded plat of subdivision.
4. Easement in, upon, under, over and along a strip of land 10 feet wide on northwesterly portion of land and also over an undeterminable 10 feet by 120 feet portion of the land to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service, together with right of access to said equipment as created by grant to the Commonwealth Edison Company and the Illinois Bell Telephone Company recorded March 20, 1980 as Document No. 25398104 and filed as Document No. LR 31511623.
5. Easement for creation and maintenance of a detention/retention pond created by that certain agreement dated December 1, 1979 and recorded with the Recorder of Deeds of Cook County, Illinois, on January 4, 1980 as Document No. 25306889 and registered with the Registrar of Titles on January 4, 1980 as Document No. LR 3139276 and as amended by document recorded March 7, 1983 as Document No. 26527048 and filed as Document No. LR 3296792.
6. Reciprocal easements for ingress and egress as created by that certain Reciprocal Easement Agreement dated August 2, 1979 and recorded October 1, 1979 as Document No. 25171074 and registered with the Registrar of Titles October 1, 1979 as Document No. LR 3121973 and as amended by Agreement dated January 27, 1981 and recorded June 4, 1981 as Document No. 25893928 and registered with the Registrar of Titles as Document No. LR 3218008.
7. Plat of Easement for Sanitary Sewer recorded March 7, 1983 as Document No. 26527049 and filed as Document No. 3296793.
8. 10 foot sidewalk, utility, drainage easement on northerly line of the land as contained in plat of subdivision recorded as Document No. 25261219 and filed as Document No. LR 3133810.

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9. Sanitary sewer and water easements as shown on plat of subdivision.
10. Easement over the easterly, southerly and westerly 10 feet of the land for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other land with telephone and electric service, together with the right to overhead aerial service wires and the right of access to such wires, as created by grant to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns and as shown on the plat of subdivision recorded November 29, 1979 as Document No. 25261219 and filed as Document No. LR 3133810.
11. Easement over the easterly, southerly and westerly 10 feet of the land for the purpose of serving the land and other property with gas service as shown on plat of subdivision recorded as Document No. 25261219 and filed as Document No. LR 3133810.
12. Easement for sanitary sewer and water main under and upon a portion of the southwesterly 30 feet of the land, as set forth on the plat of easement dated June 10, 1968 and recorded August 6, 1969 as Document No. 20922010.
13. Terms, provisions and conditions relating to said easements described as easement Parcels 2 and 3 and contained in the instruments creating such easements.
14. Temporary easement in favor of the People of the State of Illinois by virtue of Order entered in Case 93 L 51190.
15. Temporary easement in favor of the People of the State of Illinois by virtue of Order entered in Case 93 L 51242.

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