

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

①MS027629774

97002589

THIS INDENTURE made this 31st day of December, 1996 between **BEAURLINE INVESTMENT CORPORATION**, 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, party of the first

part, and **C/V LAND MANAGEMENT, L.L.C.**, an Illinois limited liability company, 150 S. Wacker Drive, Chicago, IL 60606, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum 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, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

. DEPT-01 RECORDING \$27.00  
. T40012 TRAN 3579 01/02/97 14:35:00  
. #5296 # CG #-97-002539  
. COOK COUNTY RECORDER

### PARCEL 1:

LOT 25 IN NORTH SUBURBAN INDUSTRIAL PARK UNIT 3, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOT 34 IN NORTH SUBURBAN INDUSTRIAL PARK UNIT NO. 3, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 3005 MacArthur Boulevard  
Northbrook, Illinois

PINs: 04-05-203-019-0000

04-05-203-024-0000

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, 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.

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1-6-11

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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 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 encumbered 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: those matters listed on Exhibit A attached hereto.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents the day and year first above written.

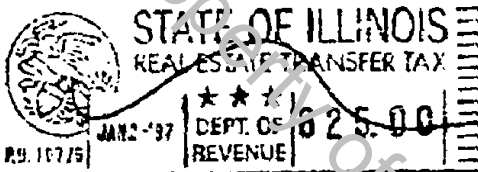
BEAURLINE INVESTMENT CORPORATION,  
a Delaware corporation

By:

*Beaurline*

Name: ANDREW A. BEAURLINE

Title: President



This instrument prepared by:

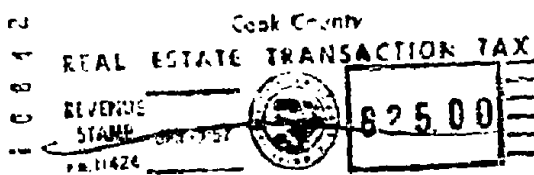
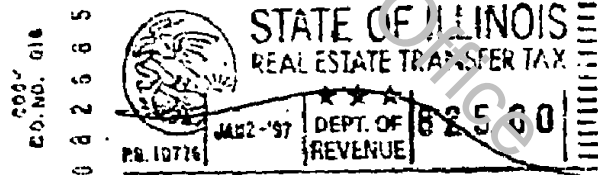
Victoria L. Petrow  
Ungaretti & Harris  
3500 Three First National Plaza  
Chicago, IL 60602

After recording mail to:

Charles J. Mack  
Wolfe & Rosen, Ltd.  
Two North LaSalle Street  
Suite 1776  
Chicago, IL 60602

Send subsequent tax bills to:

C/V Land Management, L.L.C.  
3005 MacArthur Boulevard  
Northbrook, IL 60062



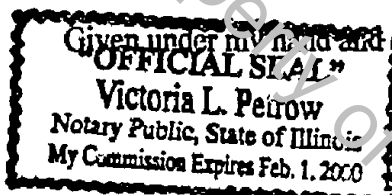
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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

The undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that ANDREW BEAURLINE, personally known to me to be the PRESIDENT of Beaurline Investment Corporation, a Delaware corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such officer, he 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 his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



*Victoria L. Petrow*  
Notary Public

My commission expires: \_\_\_\_\_

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## EXHIBIT

### PERMITTED EXCEPTIONS

1. General taxes not yet due and payable.
2. Easement in favor of the Illinois Bell Telephone Company, the Commonwealth Edison Company and the Northern Illinois Gas Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the plat recorded/filed as Document No. 19975246, affecting the west 50 feet of the east 360 feet of the land.
3. Easement for public utilities and drainage, as shown on plat of subdivision described in No. 2 above.
4. 30-foot building line as shown on the plat of subdivision described in No. 2 above over the east 30 feet of the land.
5. Easement in favor of the Illinois Bell Telephone Company and the Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 22832805, affecting the east 5 feet of the north 5 feet of the land.

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