

# UNOFFICIAL COPY

97117370

97076550

DOCUMENT # COOK CLERK'S OFFICE DATE OF RECORDING 9/10

## SPECIAL WARRANTY DEED

DEPT-01 RECORDING

\$27.

T#0012 TRAN 3918 02/03/97 15:20:00

\$7850 + CG # -97-076550

COOK COUNTY RECORDER

STATE OF ILLINOIS §  
COUNTY OF COOK §

**97117370**  
KNOW ALL MEN BY THESE PRESENTS:

DEPT-10 PENALTY

\$24.

THAT, THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a New York corporation ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid the undersigned by KEEN FASTENING SYSTEMS, INC., an Illinois corporation, ("Grantee"), whose mailing address is 605 Bonnie Lane, Elk Grove Village, Illinois 60007, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes (the "Property"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto Grantee, its successors, legal representatives and assigns FOREVER, and Grantor does hereby bind itself and 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 claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

Grantee by its acceptance hereof, hereby assumes payment of the 1996 and 1997 real estate taxes, and all future ad valorem real estate taxes attributable to the Property.

EXECUTED this 30<sup>th</sup> day of January, 1997.

THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a New York corporation

By: *Jay Raghavan*  
Name: Jay Raghavan  
Title: Investment Officer

VILLAGE OF ELK GROVE VILLAGE  
PROPERTY TAX  
11449.350.00  
1-30-97

We certify that this is a true, correct, and accurate copy of the original document.

CLERK OF COOK COUNTY

BY *[Signature]*

THIS DOCUMENT BEING RE-RECORDED TO DEREGISTER PROPERTY FROM TARRANTS. MC 76-44-522

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2700  
24.00

2700

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This instrument was acknowledged before me on 30<sup>th</sup> January, 1997, by Jay Raghavan, an Investment Officer of THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a New York corporation, on behalf of said corporation.

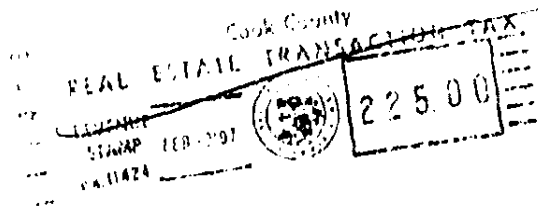
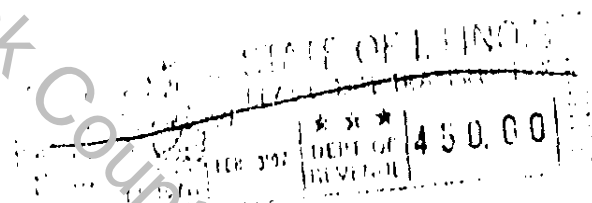
Jacqueline T. Mulac  
Notary Public State of Illinois

My Commission Expires:

2/25/99

Notary's name printed:

Jacqueline T. Mulac



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97117.70

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## EXHIBIT A

### THE PROPERTY

LOT 11 IN TRITON INDUSTRIAL PARK UNIT NUMBER 4, BEING A SUBDIVISION OF PART OF THE EAST  $\frac{1}{2}$  OF THE EAST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMON ADDRESS: 600 Bonnie Lane  
Elk Grove Village, Illinois 60007

PERMANENT INDEX NUMBER: 08-27-102-062-0000

#### THIS INSTRUMENT PREPARED BY:

Judy B. Oppenheim, Esq.  
Katten Muchin & Zavis  
525 West Monroe  
Suite 1600  
Chicago, IL 60661-3693

#### AFTER RECORDING RETURN TO:

Kath~~orne~~ Arnold  
Shefsky & Froelich, Ltd.  
444 North Michigan Ave.  
Chicago, Illinois 60611

**BOX 333-CTI**

Property of Cook County Clerk's Office 97127170

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## EXHIBIT A

### PERMITTED EXCEPTIONS

1. TAXES FOR THE YEARS 1996, 1997 AND SUBSEQUENT YEARS.
2. EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AS SET FORTH ON PLAT OF SUBDIVISION FILED AS DOCUMENT LR2707975 OVER THE NORTH 10 FEET AND WEST 15 FEET OF THE LAND.
3. EASEMENT OVER THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT TO OVERHANG 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 PLAT OF SUBDIVISION FILED AS DOCUMENT LR2707975.
4. EASEMENT OVER THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER PROPERTY WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION FILED AS DOCUMENT LR2707975.
5. A 25 FOOT BUILDING LINE OVER THE EAST SIDE OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION FILED AS DOCUMENT LR2707975.
6. ENCROACHMENT OF THE OVERHEAD WIRE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 731185 PREPARED BY CERTIFIED SURVEY CO. DATED JANUARY 14, 1997.
7. POSSIBLE UNRECORDED EASEMENT AS DISCLOSED BY OVERHEAD WIRE AS SHOWN ON PLAT OF SURVEY NUMBER 731185 PREPARED BY CERTIFIED SURVEY CO. DATED JANUARY 14, 1997.

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COOK COUNTY CLERK'S OFFICE  
2025 JUL 1 10 21 AM '25  
JUL 1 10 21 AM '25