

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the <sup>15<sup>th</sup></sup> day of May, 1998, by and between the Village of Arlington Heights, a municipal corporation (hereinafter "Grantor") and Arlington, LLC, an Illinois limited liability company (hereinafter "Grantee").

MSD 7732322

WITNESSETH:

THAT Grantor, in consideration of the sum of one hundred twenty-five thousand dollars (\$125,000.00) and other good and valuable consideration, to it paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents, sell, convey, remise and release unto the said Grantee, its successors and assigns, the property lying, being and situated in the Village of Arlington Heights, County of Cook, State of Illinois, as described on Exhibit "A", attached hereto and incorporated herein by reference, subject to the exceptions and encumbrances set forth on Exhibit "B", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in, any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby covenants that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed as of the date first above written.

5/15/98  
6  
*[Signature]*  
SIGNATURE

GRANTOR:  
VILLAGE OF ARLINGTON HEIGHTS

By: W. C. DIXON  
Name: W. C. Dixon  
Title: Vill. Mgr.

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

03 17 302 020  
1615 W SHILK COURT  
ARLINGTON HHTS ILL 60004

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of May, 1998 by Bill Dixon as Village Manager of the Village of Arlington Heights, a municipal corporation, by his/her authority as Village Manager of said corporation for the purpose aforesaid:

{Seal}

*[Signature]*  
Notary Public  
**"OFFICIAL SEAL"**  
DONNA L. FRANCIK  
NOTARY PUBLIC STATE OF ILLINOIS  
My Commission Expires 07/02/99

This instrument was drafted by Terrence D. McCabe, Esq. and after recording should be returned to:

Burke and Ryan  
33 North Dearborn Street, Suite 402  
Chicago, Illinois 60602

David S. Eisen, Esq.  
M & J Wilkow, Ltd.  
180 North Michigan Avenue, Suite 200  
Chicago, Illinois 60601

**BOX 333-CT1**

EXHIBIT A

Legal Description

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF RAND ROAD DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, THAT IS 750.53 FEET NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 334.51 FEET; THENCE NORTHEASTERLY 100.57 FEET ON A LINE IF EXTENDED WOULD INTERSECT THE ORIGINAL CENTER LINE OF RAND ROAD AT A POINT 125 FEET (MEASURED ALG SAID CENTER LINE) NORTHWESTERLY OF THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 267.23 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 75 FEET TO THE POINT OF BEGINNING, (EXCEPT THE EAST 50 FEET THEREOF TAKEN AND USED FOR ARLINGTON HEIGHTS ROAD), IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office

EXHIBIT "B"

Permitted Exceptions

1. 42 FOOT BUILDING LINE WEST OF THE WEST LINE OF ARLINGTON HEIGHTS ROAD, AS PROVIDED IN THE DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE TO FRANCES KAFKA DATED AUGUST 17, 1937 AND RECORDED AUGUST 31, 1937 AS DOCUMENT 12048140. SAID DEED ALSO PROVIDING THAT AS A PART OF THE CONSIDERATION THEREOF THE GRANTOR, AS OWNER OF THE PREMISES ADJOINING THE LAND TO THE NORTH AGREED THAT ANY CONVENYANCE OF SAID PROPERTY OR ANY PART THEREOF WILL BE SUBJECT TO A 42 FOOT BUILDING LINE FROM THE WEST LINE OF ARLINGTON HEIGHTS ROAD AND TO A 42 FOOT BUILDING LINE FROM THE SOUTHWESTERLY LINE OF RAND ROAD THAT NO ADDITION TO THE BUILDINGS THEN LOCATED ON SAID PREMISES SHALL BE PERMITTED OVER OR UPON THE 42 FOOT BUILDING LINE SO ESTABLISHED.
2. Easements for public streets, rights of way and utilities of record.
3. Lien for taxes and assessments for calendar year 1997 and subsequent years which are not yet due and payable.

Cook County Clerk's Office

# UNOFFICIAL COPY 98410431

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS  
COUNTY OF COOK } SS.

TERRENCE D. Mc CAGE

, being duly sworn on oath, states that

807 LAUNDT COURT, NORREAVILLE IL  
resides at 807 LAUNDT COURT, NORREAVILLE IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in any of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature]

SUBSCRIBED and SWORN to before me

this 15 day of May, 19 98.

[Signature]

Notary Public

