

PREPARED BY AND AFTER
RECORDING RETURN TO:

David V Hall
RUDNICK & WOLFE
203 N. LaSalle Street
Suite 1800
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS
TO:

Patrick Carney
Carqueville Company, L.L.C.
1536 Bourbon Parkway
Streamwood, IL 60107-1823

This space reserved for Recorder's use only.

775-07723 AX

SPECIAL WARRANTY DEED

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THIS INDENTURE, made on the 24th day of August, 1998, by and between CARQUEVILLE PRINTING COMPANY, an Illinois corporation (hereinafter "Grantor"), and CARQUEVILLE COMPANY, L.L.C., an Illinois limited liability company (hereinafter "Grantee").

WITNESSETH:

THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents, grant, sell, remise, release and convey unto the said Grantee, its successors and assigns, forever, the lots, tracts or parcels of land lying, being and situated in the City of Streamwood, County of Cook, State of Illinois, and described on Exhibit A attached hereto and incorporated herein by reference subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

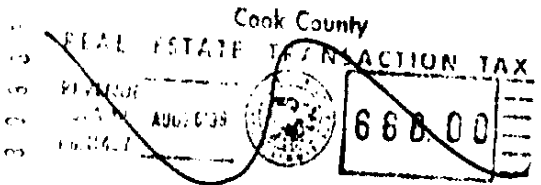
TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, estates, interests, hereditaments, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting 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 heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.



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IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed the day and year above written.



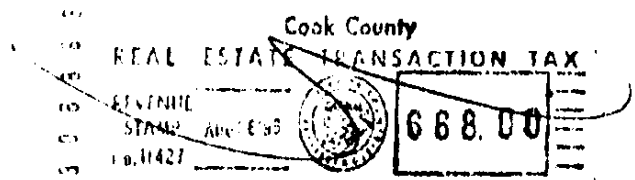
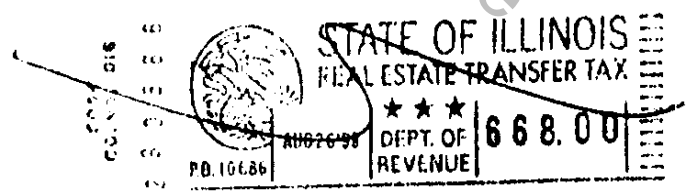
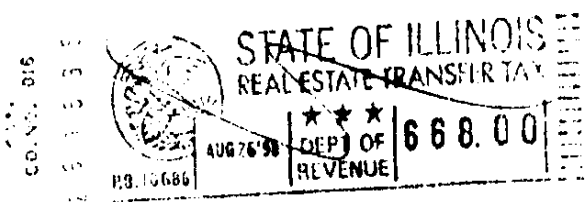
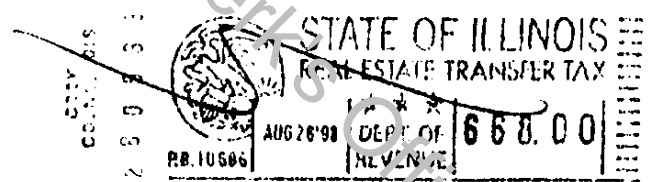
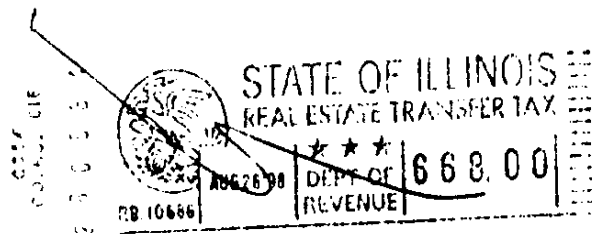
CARQUEVILLE PRINTING COMPANY, an Illinois corporation

By: [Signature] Name: Patrick J. Carney Its: President

STATE OF ILLINOIS)) SS COUNTY OF Cook)

The foregoing instrument was acknowledged before me this 24th day of August, 1998, by Patrick J. Carney, as President of Carqueville Printing Company, an Illinois corporation, on behalf of the corporation.

[Signature] Notary Public My Commission Expires Jan. 8, 2001



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PARCEL 1:

LOT 7 (EXCEPT THE EAST 140 FEET THEREOF) IN 4-B INDUSTRIAL PARK, STREAMWOOD, ILLINOIS, A SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED JULY 22, 1959 AS DOCUMENT 20907806, IN COOK COUNTY, ILLINOIS P.I.N.

06-24-406-025

PARCEL 2:

THE WEST 70 FEET OF LOT 2 AND ALL OF LOT 3 IN 4-B INDUSTRIAL PARK, A SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N.

06-24-404-004

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~~1. IF EXTENDED COVERAGE OVER THE FIVE GENERAL EXCEPTIONS IS REQUESTED, WE SHOULD BE FURNISHED THE FOLLOWING:~~

- A. A CURRENT ALTA/ACSM OR ILLINOIS LAND TITLE SURVEY CERTIFIED TO CHICAGO TITLE INSURANCE COMPANY;
- B. A PROPERLY EXECUTED ALTA STATEMENT;
- C. UTILITY LETTERS FROM THE MUNICIPALITY OR COUNTY (IF UNINCORPORATED), LOCAL GAS, ELECTRIC AND TELEPHONE COMPANIES AND IF APPLICABLE, THE LOCAL CABLE TELEVISION COMPANY AND WESTERN UNION.

MATTERS DISCLOSED BY THE ABOVE DOCUMENTATION WILL BE SHOWN SPECIFICALLY.

NOTE: THERE WILL BE AN ADDITIONAL CHARGE FOR THIS COVERAGE.

2. NOTE FOR INFORMATION: THE COVERAGE AFFORDED BY THIS COMMITMENT AND ANY POLICY ISSUED PURSUANT HERETO SHALL NOT COMMENCE PRIOR TO THE DATE ON WHICH ALL CHARGES PROPERLY BILLED BY THE COMPANY HAVE BEEN FULLY PAID.

3.

TAXES FOR THE YEARS 1997 & 1998.
1998 TAXES ARE NOT YET DUE OR PAYABLE

PERMANENT INDEX NUMBER: 06-24-406-025-0000 6 OF 6.
AFFECTS: THIS TAX NUMBER AFFECTS ONLY A PART OF 210.

NOTE: 1997 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$24,014.78 IS PAID.

NOTE: 1997 FINAL INSTALLMENT NOT DELINQUENT BEFORE AUG-1, 1998.

4.

TAX AND SPECIAL ASSESSMENT SEARCH
CHICAGO TITLE INSURANCE COMPANY

OD 07-20-1998

77-51-077 FB

1. TAXES FOR THE YEAR(S) 1997 AND 1998
1998 TAXES ARE NOT YET DUE OR PAYABLE.

1A. NOTE: 1997 FIRST INSTALLMENT WAS DUE MARCH 03, 1998
NOTE: 1997 FINAL INSTALLMENT NOT YET DUE OR PAYABLE

before Oct 1, 1998

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PERM TAX#	PCL	YEAR	1ST INST	STAT
06-24-404-004-0000	1 OF 6	1997	\$ 2,242.38	PAID
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PARCEL 2				
06-24-404-007-0000	2 OF 6	1997	\$ 2,438.61	PAID
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PARCEL 2				
06-24-404-008-0000	3 OF 6	1997	\$ 1,910.73	PAID
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PARCEL 2				
06-24-404-010-0000	4 OF 6	1997	\$ 43,483.10	PAID

THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PARCEL 2

06-24-404-009-0000	5 OF 6	1997	\$ 12,875.86	PAID
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PARCEL 2				
06-24-404-025-0000	6 OF 6	1997	\$ 24,014.78	PAID
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. PARCEL 1				

A 5.

TAXES FOR THE YEARS 1997 & 1998.
1998 TAXES ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 06-24-404-004-0000 1 OF 6.
AFFECTS: THIS TAX NUMBER AFFECTS ONLY A PART OF PIQ.

NOTE: 1997 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$2,242.38 IS PAID.

NOTE: 1997 FINAL INSTALLMENT NOT DELINQUENT BEFORE AUG 1, 1998.

TAXES FOR THE YEARS 1997 & 1998.
1998 TAXES ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 06-24-404-007-0000 2 OF 6.
AFFECTS: THIS TAX NUMBER AFFECTS ONLY A PART OF PIQ.

NOTE: 1997 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$2,438.61 IS PAID.

NOTE: 1997 FINAL INSTALLMENT NOT DELINQUENT BEFORE AUG 1, 1998.

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TAXES FOR THE YEARS 1997 & 1998.
1998 TAXES ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 06-24-404-008-0000 3 OF 6.
AFFECTS: THIS TAX NUMBER AFFECTS ONLY A PART OF PIQ.

NOTE: 1997 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$1,910.73 IS PAID.

NOTE: 1997 FINAL INSTALLMENT NOT DELINQUENT BEFORE AUG 1, 1998. 7

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TAXES FOR THE YEARS 1997 & 1998.

1998 TAXES ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 06-24-404-009-0000 1 OF 6.
AFFECTS: THIS TAX NUMBER AFFECTS ONLY A PART OF PIQ.

NOTE: 1997 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$12,875.86 IS PAID. 7

NOTE: 1997 FINAL INSTALLMENT NOT DELINQUENT BEFORE AUG 1, 1998.

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TAXES FOR THE YEARS 1997 & 1998.
1998 TAXES ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 06-24-404-010-0000 5 OF 6.
AFFECTS: THIS TAX NUMBER AFFECTS ONLY A PART OF PIQ.

NOTE: 1997 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$43,483.10 IS PAID. 7

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NOTE: 1997 FINAL INSTALLMENT NOT DELINQUENT BEFORE AUG 1, 1998

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TAXES FOR THE YEARS 1997 & 1998.
1998 TAXES ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 06-24-406-025-0000 6 OF 6.
AFFECTS: THIS TAX NUMBER AFFECTS ONLY A PART OF PIQ.

NOTE: 1997 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$24,014.78 IS PAID.

NOTE: 1997 FINAL INSTALLMENT NOT DELINQUENT BEFORE AUG 1, 1998.

~~6. REVOLVING CREDIT CONSTRUCTION MORTGAGE, SECURITY AGREEMENT AND FINANCING STATEMENT, DATED OCTOBER 1, 1991, AND RECORDED NOVEMBER 5, 1991 AS DOCUMENT 91580993, MADE BY CARQUEVILLE PRINTING COMPANY, AN ILLINOIS CORPORATION TO LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, TO SECURE A REVOLVING NOTE FOR \$1,000,000.00, AN INSTALLMENT NOTE FOR \$3,033,328.00 AND A REVOLVING NOTE FOR \$5,000,000.00.~~

~~MODIFICATION OF MORTGAGE AND ASSIGNMENT OF RENTS AND LEASES DATED AS OF JUNE 1, 1992 AND RECORDED JUNE 9, 1992 AS DOCUMENT 92407325 TO SECURE A REVOLVING NOTE FOR \$1,600,000.00, AN INSTALLMENT NOTE FOR \$3,400,000.00 AND A REVOLVING NOTE FOR \$5,000,000.00.~~

~~SECOND MODIFICATION DATED FEBRUARY 24, 1995 AND RECORDED APRIL 6, 1995 AS DOCUMENT NO. 95232417.~~

~~THIRD MODIFICATION OF REVOLVING CREDIT MORTGAGE AND ASSIGNMENT OF RENTS AND LEASES RECORDED OCTOBER 22, 1996 AS DOCUMENT NO. 96804505.~~

~~FOURTH MODIFICATION DATED DECEMBER 1, 1996 AND RECORDED DECEMBER 30, 1996 AS DOCUMENT NO. 96978938.~~

7. FINANCING STATEMENT AS STATED BELOW:

SECURED PARTY: LASALLE NATIONAL BANK
DEBTOR: CARQUEVILLE PRINTING CO
FILED: JANUARY 22, 1991
DOCUMENT NUMBER: 91U1309

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CONTINUED ON OCTOBER 24, 1995 RECORDED AS DOCUMENT NO. 95U13301.

(AFFECTS PARCEL 1)

- E 8. EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE OVER THE WEST 5 FEET AND THE SOUTH 5 FEET OF THE LAND, AS SHOWN ON PLAT OF SAID SUBDIVISION.
(AFFECTS PARCEL 1)
- F 9. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DEED FROM PIONEER BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 10, 1984 AND KNOWN AS TRUST NUMBER 16973, TO LAVERGNE BENNETT DATED DECEMBER 17, 1979 AND RECORDED APRIL 22, 1980 AS DOCUMENT 25432360 AND IN THE DEED FROM LAVERGNE BENNETT TO ROSELLE STATE BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 6, 1979 AND KNOWN AS TRUST NUMBER 11189, DATED DECEMBER 17, 1979 AND RECORDED APRIL 22, 1980 AS DOCUMENT 254323601 RELATING TO THE USE, SIZE LOCATION, TYPE, AREA OF BUILDINGS TO BE ERRECTED ON THE LAND, DISPOSAL, LANDSCAPE, STORAGE YARDS DRIVEWAYS AND PARKING AREA.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.
(AFFECTS PARCEL 1)

- G 10. A 30 FOOT BUILDING LINE OVER THE NORTH LINE OF THE LAND AND A 10 FOOT BUILDING LINE OVER THE SOUTH AND THE WEST LINES OF THE LAND, AS CREATED BY DEEDS RECORDED APRIL 22, 1980 AS DOCUMENT 25432360 AND AS DOCUMENT 25432361.
(AFFECTS PARCEL 1)

- H 11. RESERVATION CONTAINED IN THE DEEDS RECORDED APRIL 22, 1980 AS DOCUMENT 25432360 AND AS DOCUMENT 25432361 OF SUCH RIGHTS OF WAY AND EASEMENTS AS MAY BE NECESSARY OR CONVENIENT FOR THE PURPOSE OF ERECTING, CONSTRUCTING, MAINTAINING AND OPERATING UTILITY SERVICES OVER, ACROSS, UNDER AND THROUGH THE LAND IN THE DESIGNATED SETBACK AREAS BETWEEN THE BUILDING LINES AND PROPERTY LINES, INCLUDING SERVICE WIRES AND CONDUITS FOR LIGHTING, POWER AND TELEPHONE, GAS LINES, SANITARY SEWER, STORM SEWER AND WATER, TOGETHER WITH THE RIGHT TO GRANT RIGHT OF WAY EASEMENTS TO OTHERS TO CARRY OUT SAID PURPOSE. GRANTOR RESERVES THE RIGHT TO SET THE ELEVATION OF ANY BUILDING TO BE ERRECTED RELATIVE TO THE CURB TOGETHER WITH THE RIGHT TO DIRECT THE FLOW OF TRAFFIC TO THE CONSTRUCTION SITE OF ANY BUILDING TO BE ERRECTED.
(AFFECTS PARCEL 1)

As tenants only w/ no options to purchase

- J 12. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
- K 13. COVENANTS AND RESTRICTIONS RELATING TO BUILDINGS TO BE ERRECTED ON THE LAND, USE, AND ACTIVITIES THEREON CONTAINED IN DEED FROM PIONEER BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 10, 1969 AND KNOWN AS TRUST NUMBER 16973 TO JEAN L. HOMEYER, A SPINSTER RECORDED DECEMBER 30, 1981 AS DOCUMENT 26097828 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
(AFFECTS PARCEL 2)

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- L 14. EASEMENT FOR PURPOSE OF ERECTING, CONSTRUCTING, MAINTAINING AND OPERATING UTILITY SERVICES OVER, ACROSS, UNDER AND THROUGH THE LAND AS RESERVED IN DEED FROM PIONEER BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 10, 1969 AND KNOWN AS TRUST NUMBER 16973 TO JEAN L. HOMEYER, A SPINSTER, RECORDED DECEMBER 30, 1981 AS DOCUMENT 26097828. (AFFECTS PARCEL 2)
- M 15. EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE OVER THE NORTH 10 FEET OF LOTS 2 AND 3 AND THE EAST 5 FEET OF LOT 2 AS SHOWN ON THE PLAT OF SUBDIVISION FOR 4-"B" INDUSTRIAL PARK. (AFFECTS PARCEL 2)
- N ~~16. SECURITY INTEREST OF LASALLE NATIONAL BANK SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT EXECUTED BY CARQUEVILLE PRINTING CO, DEBTOR, AND FILED ON JANUARY 22, 1991 AS NO. 91U1310.~~
- ~~CONTINUED ON OCTOBER 24, 1995 RECORDED AS DOCUMENT NO. 95U13300. (AFFECTS THE WEST 70 FEET OF LOT 2 AND THE EAST 210 FEET OF LOT 3) (AFFECTS PARCEL 2)~~
- O 17. ENCROACHMENT OF A CHAIN LINK FENCE OVER THE EAST LINE OF THE LAND BY 3.41 AS DISCLOSED BY THE SURVEY PREPARED BY GREMLEY & BIEDERMANN, INC., DATED AUGUST 29, 1991, ORDER NO. 911597 (AFFECTS PARCEL 2)
- ~~P 18. ASSIGNMENT OF RENTS AND LEASES DATED OCTOBER 15, 1991 AND RECORDED NOVEMBER 5, 1991 AS DOCUMENT 91580994 MADE BY CARQUEVILLE PRINTING COMPANY, AN ILLINOIS CORPORATION, TO LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION.~~
- ~~MODIFICATION RECORDED JUNE 9, 1992 AS DOCUMENT 9210325.~~
- Q 19. FINANCING STATEMENT AS STATED BELOW:
 SECURED PARTY: LASALLE NATIONAL BANK
 DEBTOR: CARQUEVILLE PRINTING COMPANY
 FILED: NOVEMBER 6, 1991
 DOCUMENT NUMBER: 91U19764
- R 20. WE SHOULD BE FURNISHED A STATEMENT THAT THERE IS NO PROPERTY MANAGER EMPLOYED TO MANAGE THE LAND, OR, IN THE ALTERNATIVE, A FINAL LIEN WAIVER FROM ANY SUCH PROPERTY MANAGER.
- S 21. MUNICIPAL REAL ESTATE TRANSFER TAX STAMPS (OR PROOF OF EXEMPTION) MUST ACCOMPANY ANY CONVEYANCE AND CERTAIN OTHER TRANSFERS OF PROPERTY LOCATED IN STREAMWOOD. PLEASE CONTACT SAID MUNICIPALITY PRIOR TO CLOSING FOR ITS SPECIFIC REQUIREMENTS, WHICH MAY INCLUDE THE PAYMENT OF FEES, AN INSPECTION OR OTHER APPROVALS.
- T ~~22. WE SHOULD BE FURNISHED A CERTIFIED COPY OF THE DIRECTORS' RESOLUTIONS~~

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