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1999-04-05 11:24:07

Cook County Recorder 55.00

SPECIAL WARRANTY DEED



99322482

MOTOROLA, INC., a Delaware corporation ("Grantor"), for Ten and 00/100THS DOLLARS (\$10.00) and other good and valuable consideration paid by Arlington, LLC, an Illinois limited liability company (the "Grantee"), the receipt of which is hereby acknowledged has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does GRANT, BARGAIN, SELL AND CONVEY, unto Grantee, the real property ("Property") described on Exhibit "A" attached hereto and made a part hereof.

52510

TO HAVE AND TO HOLD the Property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, through or under Grantor, but not otherwise.

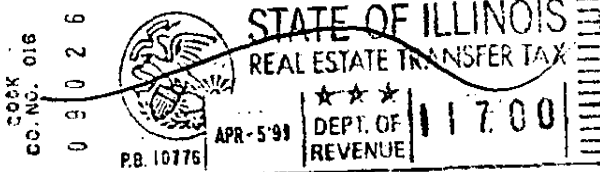
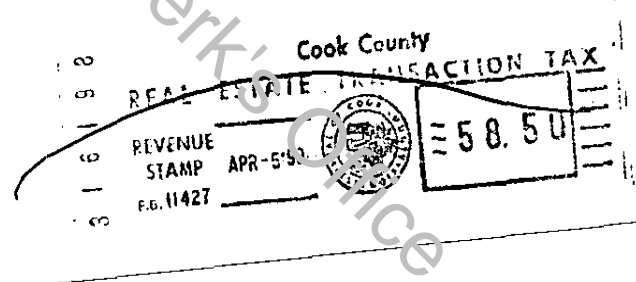
SUBJECT, to the liens securing payment of ad valorem taxes for the current and all subsequent years, as well as to all matters of record or visible on the ground to the extent valid and in force or effect with respect to the Property (collectively, "Permitted Exceptions"). Grantee by acceptance of delivery of this deed assumes and agrees to perform all of Grantor's obligations under the Permitted Exceptions.

Grantee's address:
180 North Michigan Avenue, Suite 200
Chicago, Illinois 60601

Executed this 30th day of March, 1999

MOTOROLA, INC.
a Delaware corporation

By: [Signature]
Peter Broome
its Vice President



BOX 333-CTI

7754276 and Kelly 3 or 11

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STATE OF ILLINOIS

COUNTY OF COOK

The foregoing instrument was acknowledged before me on the 30th day of March, 1999, by, Peter Broome, Corporate Vice President of Motorola, Inc. a Delaware corporation on behalf of said corporation.

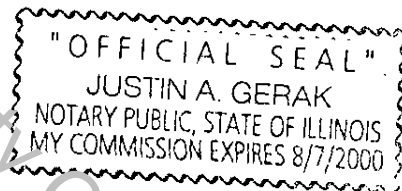
Witness my hand and official seal.

My Commission expires:


Notary Public, State of Illinois

Print Name: JUSTIN A. GERAK

AFTER RECORDING, RETURN TO:



Douglas M. Ellis
Neal Gerber & Eisenberg
Two N. LaSalle, Suite 2100
Chicago, IL 60602

Prepared by: Motorola, Inc.

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EXHIBIT A

The North 100.00 feet of the South 750.53 feet of the East 375.00 feet of that part of the West half of the Southeast quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, except that part which is described as follows, to wit: The North 88.00 feet of the South 738.53 feet of the East 155.00 feet (except that part thereof taken for the widening of Arlington Heights Road) of the West half of the Southwest quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, all located in Cook County, Illinois.

P.I.N. 03-17-302-056

CKA : SW Corner of Rand Road +
Arlington Heights Road, Arlington
Heights St.

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

_____, being duly sworn on oath, states that he resides at 180 N. Michigan Avenue, Suite 200, Chicago, Illinois 60601. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

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

-OR-

B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.

1. The division or subdivisions of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre of any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyance made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER AND/OR LETTER 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.

See attached _____

SUBSCRIBED and SWORN to before me this 31st day of March, 1999.

Jennifer L. Harshbarger
 Notary Public
 C:\56841\WILKOW\PLAT.AFF




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SIGNATURE RIDER

99322482

ARLINGTON, LLC

By: M&J Wilkow Properties, Inc.

By: 
Name: M&J Wilkow
Title: President

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