

EXHIBIT "A"

This conveyance is made and accepted upon each of the following stipulations, restrictions and conditions which are hereby made covenants running with the land, and which shall apply to and be binding upon the purchaser, its successors or assigns.

1. That no building shall at any time be erected on the said premises within twenty-five (25) feet of any street right-of-way adjoining the same, within ten (10) feet from all side boundary lines, or within fifteen (15) feet from the rear boundary line of the premises.

2. No loading dock shall be erected on the said premises fronting on any street, unless the front of such loading platform shall be set back at least sixty (60) feet from the property line abutting the street on which said loading dock fronts.

3. The grantee agrees to provide on the premises off-street automobile hard surface parking areas of blacktop, asphalt or other recognized hard surfaces, based on a minimum rate of one 300-square-foot space for each two (2) employees employed on the premises by the original occupants thereof, and to treat the side slopes of any drainage ditch on the property with either sand, asphalt, pavement or riprap.

4. All buildings erected on the property shall be of masonry construction or its equivalent or better. Front walls facing on streets of such buildings must be finished with face brick, stone, modern metal paneling, glass or their equivalent. Other walls shall be faced with common brick or its equivalent.

5. Grantee agrees that the area between the setback lines and the curb lines shall be used for either open landscaped and green areas or for service access to the building, or to a parking lot. Landscaped areas shall be done attractively with lawns, trees, shrubs and similar treatment and shall be properly maintained in a sightly and well-kept condition.

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6. Water towers, water tanks, stand pipes, penthouses, elevators or elevator equipment, stairways, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, tanks, cooling or other towers, wireless radio or television masts, roof signs, flagpoles, chimneys, smokestacks, gravity flow storage, and mixing towers or similar structures may exceed a height of fifty (50) feet from the established building grade only with the approval of grantor. By the above, no restriction is intended as to building heights.

7. The grantor retains such right-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 premises in the designated setback areas between the building lines and the property lines, including public service wires and conduits for lighting, power and telephone, gas lines, sanitary sewer, storm sewer and water, and the grantor shall have the right to grant right-of-way easements to others to carry out this purpose. Any contract for the laying of such lines, wires, conduits, pipes or sewers shall also provide that the premises shall be restored to the same condition they were in prior to the doing of such work.

8. Storage yards for equipment, raw materials, semi-finished or finished products shall be enclosed by solid wall or fence including solid doors or gates thereto at least six (6) feet high.

9. The premises shall not be used or maintained as a dumping ground. Rubbish, trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

10. No fence, wall, hedge or shrub, plant or tree which obstructs site lines at elevations between two and six feet above the roadway shall be placed or permitted to remain on any corner

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within the triangular area formed by street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines.

11. Each of the foregoing covenants, conditions and restrictions shall run with the land hereby conveyed, and a breach of any one of them and a continuance thereof may, at the option of the grantor, its successors or assigns, be enjoined, abated or remedied by appropriate proceedings. It is understood, however, that the breach of any of the foregoing covenants, conditions and restrictions shall not defeat or render invalid the lien of any mortgage on the premises made in good faith and for value; provided, however, that any breach or continuance thereof may be enjoined, abated or remedied by the proper proceedings as aforesaid; and provided further, that each and all of the foregoing covenants, conditions and restrictions shall at all times remain in full force and effect against said premises or any part thereof, title to which is obtained by foreclosure of any such mortgage.

12. The conditions of this contract shall survive the deed given pursuant hereto.

13. The conditions and covenants herein contained shall terminate and be of no further effect after thirty (30) years from October 1, 1969.

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TRUSTEE'S DEED

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THE ABOVE SPACE FOR REGISTRAR'S USE ONLY

THIS INDENTURE, made this 27th day of August, 1985, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust, duly filed in the Registrar's Office of Cook County, Illinois, and delivered to said company in pursuance of a trust agreement dated the 1st day of July 1968, and known as Trust Number 52300, party of the first part, and

THOMAS E. WOELFLE, a bachelor
135 South LaSalle Street, Chicago, Illinois 60603

party of the second part.
WITNESSETH, That said party of the first part, in consideration of the sum of \$10,00/100 Ten and 00/100----- DOLLARS, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Lot 27 in Contox-Schaumburg Industrial Park Unit 154, being a Subdivision of the North Half of Section 33, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: Restrictions contained in Exhibit "A" attached hereto.
Permanent Tax No. 07-33-101-023 *ML 38-46 Unit Ave Schaumburg*

together with the tenements and appurtenances thereto belonging.
TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is being re-registered to correct the legal description in a deed originally registered as document #3463405.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record filed in the Registrar's Office in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.



CHICAGO TITLE AND TRUST COMPANY, as Trustee as aforesaid,
By *Wendy P. Mallin* Assistant Vice-President
Attest *Alta M. Gray* Assistant Secretary

STATE OF ILLINOIS,
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal
Wanda Husch
Notary Public

Date 5-5-86
Notary Public

NAME Joseph D. Palmisano
STREET 222 W. Adams St. #257
CITY Chicago, Illinois 60606

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

938-40 Lunt Ave.
Schaumburg, Illinois

OR
INSTRUCTIONS
RECORDER'S OFFICE BOX NUMBER

THIS INSTRUMENT WAS PREPARED BY:
THOMAS V. SZYMCZYK
111 West Washington Street
Chicago, Illinois 60602

Created by 319720 from DTT 12/19/83
550 Description affects
LOT 27

This space for affixing riders and revenue stamp

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Document Number

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Property of Cook County Clerk's Office

1/22/83
EX DUPLICATE

1477
[Signature]

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[Faint text and signatures]

CHICAGO TITLE INS.

02-141692