

THIS DOCUMENT PREPARED BY:  
Todd M. Stennes, Esq.  
Sonnenschein Nath & Rosenthal 8000 Sears Tower  
Chicago, Illinois 60606



00493725

AFTER RECORDING RETURN TO:  
William A. Carson, II, Esq.  
Burch, Porter & Johnson, PLLC  
50 North Front Street, Suite 800  
Memphis, TN 38103-1108

MAIL FUTURE TAX BILLS TO:  
c/o Storage USA, Inc.  
165 Madison Avenue, 13<sup>th</sup> Floor  
Memphis, TN 38103

00200066

SPECIAL WARRANTY DEED

U-STOR-IT #18 (Harrison), L.L.C., an Illinois limited liability company ("Grantor"), whose address is 655 Big Timber Road, Elgin, Illinois, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents sell and convey unto Storage Acquisition II Chicago-West Harrison, L.L.C., a Delaware limited liability company ("Grantee"), whose address is c/o Storage USA, Inc., 165 Madison Avenue, 13<sup>th</sup> Floor, Memphis, TN 38103, its successors and assigns, the lots, tracts or parcels of land legally 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, appurtenances and immunities thereto belonging or in any wise appertaining unto said Grantee and its successors and assigns forever, 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 its heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of June 30, 2000.

U-STOR-IT #18 (HARRISON), L.L.C., an Illinois limited liability company

By: Greenleaf Partners, Inc., an Illinois corporation, its Manager

By: Lawrence S. Nora  
Lawrence S. Nora, President

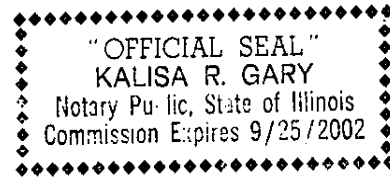
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that LAWRENCE S. NORA, personally known to me to be the President of Greenleaf Partners, Inc. which is the Manager of U-STOR-IT #18 (Harrison), L.L.C., the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30<sup>th</sup> day of June, 2000.

*Kalisa Gary*  
Notary Public



My commission expires 9/25/2002

STATE TAX  
STATE OF ILLINOIS  
JUL. -2.00  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000074588  
REAL ESTATE TRANSFER TAX  
0409400  
FP326669

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUL. -2.00  
REVENUE STAMP

# 0000029217  
REAL ESTATE TRANSFER TAX  
0204700  
FP326670

City of Chicago  
Dept. of Revenue  
229711  
17/03/2000 10:46 Batch 05938 21

Real Estate Transfer Stamp  
\$30,705.00

Address: 707 West Harrison  
Chicago, Illinois  
PIN: 17-16-300-010  
17-16-300-011  
17-16-300-016  
17-16-300-018

PARCEL 1:

LOT 11 (EXCEPT THE WEST 20 FEET THEREOF), ALL OF LOTS 12 TO 16, BOTH INCLUSIVE, AND LOT 17 (EXCEPT THE EAST 20.00 FEET THEREOF) IN J.W. HEDENBERG'S SUBDIVISION OF BLOCK 18 IN SCHOOL SECTION ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 18 (EXCEPT THE EAST 20 FEET THEREOF) AND ALL OF LOTS 19, 20, 21, 22, 23 AND LOT 24 (EXCEPT THE WEST 20 FEET OF LOT 24) IN J.W. HEDENBERG'S SUBDIVISION OF BLOCK 18 IN SCHOOL SECTION ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE VACATED ALLEY 17.75 FEET IN WIDTH LYING NORTH OF AND ADJOINING SAID LOTS 18 TO 24 AND SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 11 TO 17, BOTH INCLUSIVE, AND WEST OF THE WEST LINE OF THE EAST 20 FEET OF LOT 18 EXTENDED NORTH AND LYING EAST OF AND ADJOINING A LINE DRAWN FROM THE INTERSECTION OF THE SOUTH LINE OF LOT 11 AND THE EAST LINE OF THE WEST 20 FEET OF SAID LOT 11, TO THE INTERSECTION OF THE NORTH LINE OF SAID LOT 24 AND THE WEST LINE OF THE EAST 5 FEET OF SAID LOT 24, ALL IN J.W. HEDENBERG'S SUBDIVISION OF BLOCK 18 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, AS VACATED BY ORDINANCE OF THE CITY OF CHICAGO RECORDED OCTOBER 07, 1959 AS DOCUMENT NUMBER 17679653.

PARCEL 4:

THAT PART OF THE NORTH 1/2 OF THE VACATED WEST VERNON PARK PLACE LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 18 TO 24, INCLUSIVE WHICH IS BOUNDED ON THE EAST BY THE WEST LINE OF THE EAST 20 FEET OF SAID LOT 18 PRODUCED SOUTH 30 FEET AND ON THE WEST BY THE WEST LINE OF THE EAST 5 FEET OF SAID LOT 24 PRODUCED SOUTH 30 FEET, ALL IN J.W. HEDENBERG'S SUBDIVISION OF BLOCK 18 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS VACATED BY ORDINANCE OF THE CITY OF CHICAGO RECORDED OCTOBER 05, 1962 AS DOCUMENT NUMBER 18610699.

**UNOFFICIAL COPY****EXHIBIT B****SPECIAL EXCEPTIONS:**

1. GENERAL TAXES FOR THE YEAR 1999 FINAL INSTALLMENT, 2000 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE.

TAX NO.: 17-16-300-010 VOL. NO.: 591  
TAX NO.: 17-16-300-011 VOL. NO.: 591  
TAX NO.: 17-16-300-016 VOL. NO.: 591  
TAX NO.: 17-16-300-017 VOL. NO.: 591  
TAX NO.: 17-16-300-018 VOL. NO.: 591

2. LICENSE FOR OUTDOOR SIGN MADE AS OF NOVEMBER 26, 1997 BY AND BETWEEN U-STOR-IT #18 (HARRISON) LLC AND 707 HARRISON PARTNERSHIP AS DISCLOSED BY MEMORANDUM RECORDED NOVEMBER 10, 1998 AS DOCUMENT NUMBER 08014308 AND THE TERMS AND CONDITIONS THEREOF.

NOTE: MEMORANDUM OF LICENSE FOR OUTDOOR SIGN RECORDED FEBRUARY 09, 1999 AS DOCUMENT NUMBER 99137071 APPEARS TO BE A RE-RECORDING OF THE FOREGOING INSTRUMENT, WITH A COPY OF THE ORIGINAL LICENSE FOR OUTDOOR SIGN ATTACHED. THE DATE OF SAID LICENSE, HOWEVER, IS NOVEMBER 24, 1997, NOT NOVEMBER 26, 1997, AS BOTH MEMORANDUM STATE. ADDITIONALLY, THE MOST RECENT MEMORANDUM IS RECORDED FEBRUARY 09, 1999. THE NOTARY STATES THAT THE INSTRUMENT WAS EXECUTED ON FEBRUARY 25, 1999.

3. TENANTS IN OCCUPANCY UNDER UNRECORDED LEASES, AS TENANTS ONLY.

4. UNDERGROUND WATERMAIN AND RELATED FACILITIES EASEMENT AS SHOWN ON INSTRUMENT RECORDED OCTOBER 18, 1959 AS DOCUMENT 17680312.

(AFFECTS PARCEL 2)

5. RESERVATION BY THE CITY OF CHICAGO OF RIGHTS OF WAY FOR INSTALLATION OF WATER MAINS AND FOR THE MAINTENANCE, RENEWAL AND RECONSTRUCTION OF SAID WATER MAIN RECORDED OCTOBER 07, 1959, AS DOCUMENT NUMBER 17679653 AND THE TERMS AND CONDITIONS THEREOF.

(AFFECTS PARCELS 2 AND 3)

6. EASEMENTS IN FAVOR OF THE CITY OF CHICAGO AND OF PUBLIC AND QUASI-PUBLIC UTILITIES AND THE RIGHT TO REPAIR AND MAINTAIN SAID FACILITIES, AS RESERVED IN THE ORDINANCE OF VACATION PASSED JULY 13, 1962 BY THE CITY COUNCIL OF THE CITY OF CHICAGO, RECORDED OCTOBER 05, 1962, AS DOCUMENT NUMBER 18610699 AND THE TERMS AND CONDITIONS THEREOF.

(AFFECTS PARCEL 4)

7. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN A AGREEMENT RECORDED JANUARY 27, 1965 AS DOCUMENT 19368382 RELATING TO:

THE USE OF THE LAND, CONSTRUCTION OF BUILDINGS OR ADDITIONS TO BUILDINGS OR OTHER IMPROVEMENTS, CONSTRUCTION OF FENCES ON THE LAND, AND PROVIDING THAT PARCEL "B" DESCRIBED THEREIN SHALL FOREVER REMAIN VACANT AS AN EASEMENT FOR THE BENEFIT OF THE PARTIES.

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8. THE FOLLOWING DATA IS INCLUDED HEREIN FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS AN EXCEPTION TO TITLE:

DISCLOSURE STATEMENT PURSUANT TO 765 ILCS 90/3, RECORDED DECEMBER 01, 1992 AS DOCUMENT NUMBER 92900948.

9. EASEMENT IN FAVOR OF PEOPLES GAS LIGHT AND COKE COMPANY FOR THE INSTALLATION, MAINTENANCE, REPAIR, RELOCATION, REMOVAL AND RENEWAL OF GAS MAINS GRANTED BY DOCUMENT 88279700 ON JUNE 24, 1988, AND THE TERMS AND CONDITIONS THEREOF.

(AFFECTS PARCEL 4)

10. BULLETIN DISPLAY CONTRACT EXECUTED BY 707 HARRISON PARTNERSHIP WITH LEO BURNETT, U.S.A. A DIVISION OF LEO BURNETT COMPANY, INC. AS AMENDED FEBRUARY 03, 1996, MARCH 15, 1996 AND APRIL 22, 1996.

Property of Cook County Clerk's Office