

UNOFFICIAL COPY

00495322

4/32/00 9 32 001 Page 1 of 4  
2000-07-05 09:57:29  
Cook County Recorder 27.50

3 of 3

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



00495322

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

**SPECIAL WARRANTY DEED**

pp 200067

GREENLEAF PARTNERS, INC., an Illinois corporation ("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-South Wabash, 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, Tennessee 38103, its successors and assigns, its fifty percent (50%) undivided interest in 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.

GREENLEAF PARTNERS, INC., an Illinois corporation

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

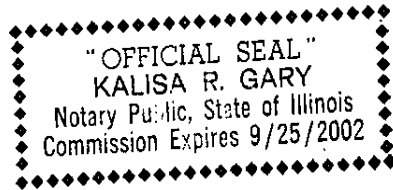
# UNOFFICIAL COPY

STATE OF ILLINOIS            )  
   ) ss.  
 COUNTY OF COOK            )

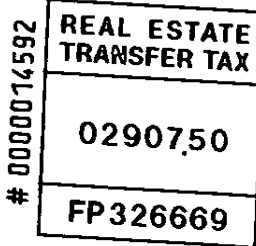
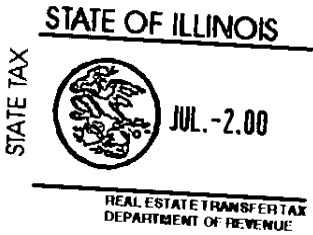
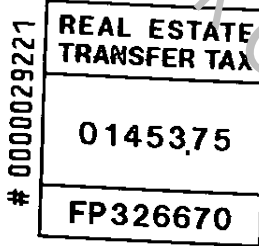
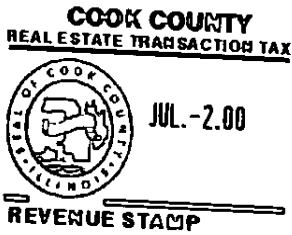
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that LAWRENCE S. NORA, personally known to me to be the President of Greenleaf Partners, Inc., the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and **00495322** said instrument as his free and voluntary act, for the uses and purposes therein set forth.

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

*Kalisa Gary*  
 Notary Public



My commission expires 9/25/2002




City of Chicago                        Real Estate  
 Dept. of Revenue            Transfer Stamp  
**229714**                           **\$21,806.25**  
 17/03/2000 11:51 Batch 03109 16

EXHIBIT A  
Legal Description

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Address: 1255 South Wabash  
Chicago, Illinois  
PIN: 17-22-101-016  
17-22-101-017

00495322

PARCEL 1:

LOT 10 (EXCEPT THE NORTH 33 INCHES) AND ALL OF LOTS 11 AND 12 IN SEAMAN'S SUBDIVISION OF BLOCK 5 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 13 AND 14 IN SEAMAN'S SUBDIVISION OF BLOCK 5 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## 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.: 17-22-101-016      VOL. NO.: 512      (AFFECTS PARCEL 1)  
TAX NO.: 17-22-101-017      VOL. NO.: 512      (AFFECTS PARCEL 2)

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

**00495322**

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