

UNOFFICIAL COPY

00495332

4/2/002 32 001 Page 1 of 5
2000-07-05 10:05:08
Cook County Recorder 29.50

283

THIS DOCUMENT PREPARED BY:

Todd M. Stennes, Esq.
Sonnenschein Nath & Rosenthal 8000 Sears Tower
Chicago, Illinois 60606



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, 13th Floor
Memphis, TN 38103

SPECIAL WARRANTY DEED

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-North McCormick (Skokie), L.L.C., a Delaware limited liability company ("Grantee"), whose address is c/o Storage USA, Inc., 165 Madison Avenue, 13th 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

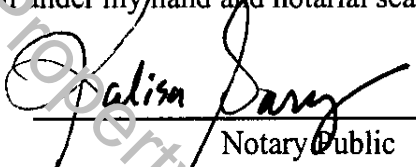
UNOFFICIAL COPY

00495332

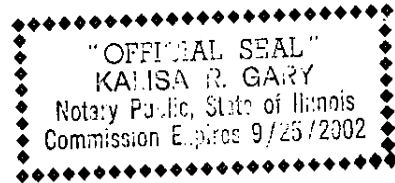
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

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 delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

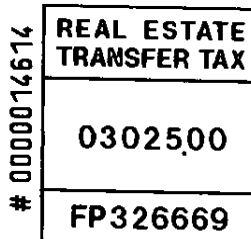
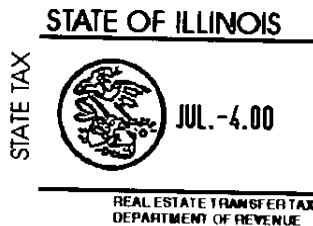
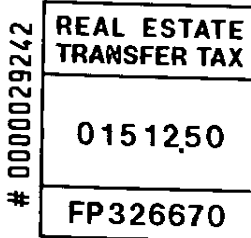
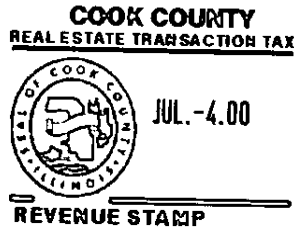
Given under my hand and notarial seal this 30th day of June, 2000.


Notary Public

My commission expires 9/25/2002



VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 10
Paid: \$9075
Skokie Office 07/03/00



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

00495332

Address: 7540 North McCormick
Skokie, Illinois
PIN: 10-26-401-072
10-26-401-074

PARCEL 1:

THAT PART OF LOTS 1 AND 2 OF BRAUN'S SUBDIVISION IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE 382 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF MC CORMICK BOULEVARD, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED MAY 29, 1957 AS DOCUMENT 16917724, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 3 IN BRAUN'S SUBDIVISION IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED MAY 29, 1957 AS DOCUMENT 16917724, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

Skokie
Exhibit B
UNOFFICIAL COPY

FIRST AMERICAN TITLE INSURANCE COMPANY
ALTA OWNER'S POLICY
SCHEDULE B

00495332

File No.: CC200069

Policy No.: OP

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason:

A. STANDARD EXCEPTIONS:

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- (2) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORD.
- (3) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.
- (4) ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- (5) TAXES, OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

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.: 10-26-401-072 VOL. NO.: 123
(AFFECTS THAT PART OF PARCEL 1 FALLING WITHING LOT 1)
- TAX NO.: 10-26-401-074 VOL. NO.: 123
(AFFECTS THAT PART OF PARCEL 1 FALLING WITHING LOT 2)
- TAX NO.: 10-26-401-048 VOL. NO.: 123
(AFFECTS PARCEL 2)

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

3. GRANT OF EASEMENT BY NATIONAL BRICK COMPANY TO THE VILLAGE OF SKOKIE, TO LAY, OPERATE, AMINTAIN, RENEW AND REPAIR, TOGETHER WITH RIGHT OF INGRESS AND EGRESS TO CONSTRUCT AND 18 INCH WATER MAIN THROUGH AND UPON THE EAST 10 FEET OF PARCEL 2 AND THE CONDITIONS THEREIN CONTAINED, DATED JUNE 8, 1948 AND RECORDED AUGUST 5, 1949 AS DOCUMENT 14606034.

NOTE: LETTER DATED DECEMBER 2, 1996 FROM THE VILLAGE OF SKOKIE STATES: "... BE ADVISED THAT OUR RECORDS INDICATE A 10 FT. WATERMAIN EASEMENT WAS RESERVED ALONG THE EAST PROPERTY LIMITS OF SUBJECT LOCATION. THE OLD WATERMAIN WAS ABANDONED AND A NEW WATERMAIN WAS INSTALLED ADJACENT TO AND EAST OF THE EASEMENT CORRIDOR IN MCCORMICK BLVD RIGHT-OF-WAY".

PLAT OF SURVEY NO. 97-483 DATED JUNE 5, 1997 BY B. H. SUHR & COMPANY, INC. SHOWS "WATER LINE MARKED BY OTHERS" ON OR IMMEDIATLEY ADJACENT TO THE EAST PROPERTY LINE.

UNOFFICIAL COPY

00495332

4. PERPETUAL EASEMENT OVER, ALONG, UPON, AND ACROSS THE LAND FOR SWITCH TRACK RIGHT OF WAY, AS CREATED BY WARRANTY DEED FROM NATIONAL BRICK COMPANY TO OLYMPIC OIL COMPANY DATED JANUARY 1, 1954 AND RECORDED JANUARY 18, 1954 AS DOCUMENT 15812930 IN FAVOR OF THE PREMISES LYING EAST OF AND ADJOINING THAT PART OF PARCEL 1 FALLING IN LOT 1.

5. RAILROAD TRACK PASSING THROUGH THE SOUTHERN PART OF THAT PORTION OF PARCEL 1 FALLING IN LOT 1 TO SERVE CERTAIN PREMISES ADJOINING LOT 1 ON THE EAST, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED MAY 29, 1957 AS DOCUMENT 16917724.

6. UNRECORDED ELECTRIC SERVICE STATION AGREEMENT NO. 1 DATED OCTOBER 31, 1956 BETWEEN COMMONWEALTH EDISON COMPANY AND J. G. BRAUN COMPANY RELATING TO ELECTRICAL FACILITIES LOCATED IN THAT PART OF PARCEL 1 FALLING IN LOT 1. THE AFORESAID PLAT OF SURVEY SHOWN 2 POWER POLES AND TRANSFORMER IN THE LOCATION REFERRED TO.

7. UNRECORDED LEASE DATED FEBRUARY 24, 1997 BY AND BETWEEN THE BRAUN FAMILY TRUST #3 AND R & E WAGNER, INC., AS LESSEE.

8. LETTER DATED DECEMBER 2, 1996 FROM THE VILLAGE OF SKOKIE STATES: "... OUR RECORDS SHOW THAT A PUBLIC SEWER IS LOCATED IN THE EASEMENT VICINITY INSIDE THE PRIVATE PROPERTY. THE EXACT LOCATION OF THIS SEWER LINE CANNOT BE VERIFIED IN THE FIELD.

THE AFORESAID PLAT OF SURVEY SEEMS TO SHOW NO SURFACE EVIDENCE OF SAID PUBLIC SEWER.

9. APPARENT UNRECORDED EASEMENT FOR GAS LINE ALONG THE EAST LINE OF PARCEL 2 AS DISCLOSED BY NOTATION "GAS LINE MARKED BY OTHERS" ON THE AFORESAID PLAT OF SURVEY.

10. POSSIBLE UNRECORDED WATER OR SEWER LINE EASEMENT PROCEEDING WEST FROM MC CORMICK BOULEVARD IN THE VICINITY OF THE NORTH LINE OF PARCEL 2 AS DISCLOSED BY A LINE OF MANHOLES SHOWN ON THE AFORESAID PLAT OF SURVEY.

END OF SCHEDULE B