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SPECIAL WARRANTY DEED

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1773/0235 45 001 Page 1 of 7
2001-04-26 11:44:10
Cook County Recorder 33.00

RECORDER'S STAMP

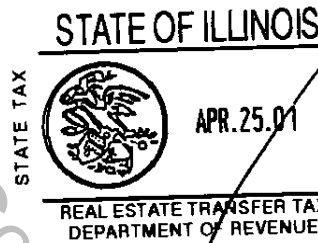
10

RETURN TO:

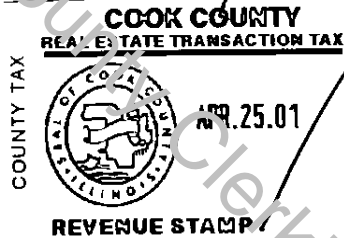
Douglas L. Noren, Esq.
Katten Muchin Zavis
525 West Monroe Street
Suite 1600
Chicago, Illinois 60606

NAME AND ADDRESS OF TAXPAYER:

One North Arlington, LLC
c/o Lend Lease Real Estate Investments, Inc.
455 City Front Plaza Drive
Suite 3200
Chicago, Illinois 60611



REAL ESTATE TRANSFER TAX
17000.00
0000007027
FP 102808



REAL ESTATE TRANSFER TAX
08500.00
0000007034
FP 102802

Robert A. Kohl, as Successor Trustee under the Sidney A. Kohl 1985 Trust; James S. Levin, as Successor Trustee under the Robert Kohl Family Trust and as Successor Trustee under the Lawrence Kohl Family Trust; DLK Limited Partnership, a Florida limited partnership and SK 2000 Limited Partnership, a Florida limited partnership (collectively, the "Grantor"), whose address is 340 Royal Poinciana Way, Suite 305, Palm Beach, Florida 33480, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has, subject to the exceptions hereinafter set forth, GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL, and CONVEY unto One North Arlington, LLC, a Delaware limited liability company (the "Grantee"), whose address is c/o Lend Lease Real Estate Investments, Inc., 455 City Front Plaza Drive, Suite 3200, Chicago Illinois 60611 certain land located in Cook County, Illinois, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all buildings, fixtures and other improvements located on said land, together with all of Grantor's right, title and interest, if any, in any street or road abutting the land to the center lines thereof, and all easements, hereditaments and appurtenances belonging to or inuring to the benefit of Grantor and pertaining to the land (collectively, the "Property").

This conveyance is made and accepted subject to all matters set out in Exhibit B attached hereto and incorporated herein by reference.

BOX 333-CTI

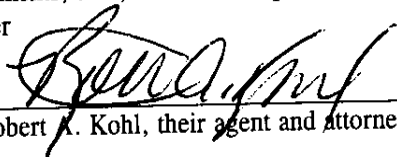
7900 832 284 P1 M. Drummer

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TO HAVE AND TO HOLD the Property, together with all rights and appurtenances pertaining thereto, unto Grantee and Grantee's successors, heirs, and assigns forever; and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend the Property unto Grantee and Grantee's successors, heirs, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, for matters arising subsequent to the vesting of title in Grantor.

EXECUTED on the date set forth in the acknowledgment, to be effective as of the 16th day of April, 2001.

Robert A. Kohl, as Successor Trustee under the Sidney A. Kohl 1985 Trust; James S. Levin, as Successor Trustee under the Robert Kohl Family Trust and as Successor Trustee under the Lawrence Kohl Family Trust; DLK Limited Partnership, a Florida limited partnership, by DLK Investments, Inc., a Florida corporation, its general partner; and SK 2000 Limited Partnership, a Florida limited partnership, by SK 2000 Investments, Inc., a Florida corporation, its general partner

By: 
Robert A. Kohl, their agent and attorney-in-fact

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS
COOK COUNTY)

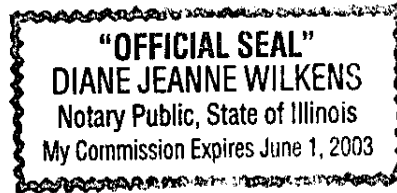
This instrument was acknowledged before me on April 13, 2001, by Robert A. Kohl, as agent and attorney-in-fact for Robert A. Kohl, as Successor Trustee under the Sidney A. Kohl 1985 Trust; James S. Levin, as Successor Trustee under the Robert Kohl Family Trust and as Successor Trustee under the Lawrence Kohl Family Trust; DLK Limited Partnership, a Florida limited partnership, by DLK Investments, Inc., a Florida corporation, its general partner; and SK 2000 Limited Partnership, a Florida limited partnership, by SK 2000 Investments, Inc., a Florida corporation, its general partner.

Diane Jeanne Wilkens
Notary Public, State of Illinois

Name of Notary: Diane Jeanne Wilkens

My Commission Expires: June 1, 2003

This document was drafted by
Benjamin D. Levin



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Exhibit A to Special Warranty Deed

PARCEL 1

Lot 2 in Bill Knapp's Resubdivision according to the Plat thereof recorded July 12, 1983 as Document 26683318, being a Resubdivision of Lot 4 in Arlington Industrial and Research Center Unit 12, being a Subdivision in part of the Northwest $\frac{1}{4}$ of Section 7, Township 42 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded July 13, 1978 as Document 24533497 in Cook County, Illinois.

PARCEL 2

Lot 3 in Arlington Industrial and Research Center Unit 12, being a Subdivision in part of the Northwest $\frac{1}{4}$ of Section 7, Township 42 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded July 13, 1978 as Document No. 24533497, in Cook County, Illinois.

PARCEL 3

Easement for ingress and egress over the South 17.5 feet of the West 170 feet of Lot 1 (as measured along the South line of Lot 1) in Bill Knapp's Resubdivision according to the Plat thereof recorded July 12, 1983 as Document 26683318, in the Northwest $\frac{1}{4}$ of Section 7, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Numbers: 03-07-102-013 Volume: 231

(Affects Parcel 1)

03-07-102-008

(Affects Parcel 2)

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Exhibit B to Special Warranty Deed

- A. Liens for taxes not yet due and payable.
- B. Rights of Allstate Insurance Company, Amcol International Corp. f/k/a American Colloid Company, Process Management Group, Ltd. and Emergency Radio Service, Inc. as tenants only under existing unrecorded leases with no rights or options to purchase the Property.
- C. Easement in favor of the Illinois Bell Telephone Company and the Commonwealth Edison Company, and their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Grant recorded/filed as Document No. 85167550, affecting the North line of Lot 2 as shown on Exhibit A attached.
- D. Order establishing freeway and route location decision, both recorded August 29, 1962 as Documents 18576703 and 18576704, respectively, purporting to give notice by the Department of Public Works and Buildings, Division of Highways, State of Illinois, of the intent of said body to establish a freeway on, over, across or contiguous to the land in a manner which will permit access between said freeway and abutting lands only at entrances provided for said purposes.
- (Affects underlying)
- E. Restrictive Covenant recorded September 24, 1976 and as Document 23650672 made by LaSalle National Bank, as Trustee under Trust Agreement dated September 13, 1964 and known as Trust Number 32798 providing the Owner shall install sidewalks and street lights as required by the Village of Arlington Heights.
- (Affects underlying)
- F. The following easements and reservations disclosed in the Plat of Bill Knapp's Resubdivision, being a Resubdivision of Lot 4 in Arlington Industrial and Research Center Unit 12, being a Subdivision in part of the Northwest ¼ of Section 7, Township 42 North, Range 11 East of the Third Principal Meridian, according to the Plat therefore recorded July 13, 1978 as Document 2533497, relative thereto:
- (1) Easement over the land in favor of Northern Illinois Gas Company, its successors and assigns, for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances thereto, as shown on the Plat of Resubdivision aforesaid recorded July 12, 1983 as Document 26683318.
 - (2) Easement over the land for the purpose of installing and maintaining all equipment necessary for the purpose of serving the Subdivision and other land with telephone and electric service, together with right to overhang aerial service wires and also with right of access thereto, as granted to the Illinois Bell Telephone Company, the Commonwealth Edison Company and CableNet and as shown on the Plat of Resubdivision recorded July 12, 1983 as Document 26683318.

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- (3) Reservation and grant of a non-exclusive access right to the Village of Arlington Heights and their respective successors and assigns for the installation, maintenance, relocation, renewal and removal of manholes, inlets, catch basins, sanitary lines and appurtenances, storm sewer lines and appurtenances, watermains and appurtenances, and all other equipment and appurtenances necessary for the purpose of providing the subdivision and adjoining property with sanitary, storm and water services, over, under and upon the land as shown on the Plat of Resubdivision aforesaid.
- (4) Easement over the North 17.5 feet of the West 170 feet, said 170 feet as measured on the North line of Lot 2 for ingress and egress, construction, maintenance and upkeep as shown on Plat of Resubdivision aforesaid and as created by Agreement recorded July 12, 1983 as Document 26684378.
- (5) Private sanitary sewer easement over the North 50 feet of the East 20 feet as shown on Plat of Resubdivision aforesaid.
- (6) Drainage easement over the land as shown on Plat of Resubdivision aforesaid. (Affects that part of Lot 2 described as follows: Beginning at the point of intersection of Southeasterly line of Illinois Route 53 and the Northerly line of Southeasterly line of Illinois Route 53 and the Northerly line of Shure Drive being the point of beginning of this description; thence Northeasterly along the Southeasterly line of Illinois Route 53, 35 feet; thence South to a point on the Northerly line of Shure Drive 18.73 feet as measured on the Northerly line of Shure Drive, Southeasterly of the intersection of the Southeasterly line of Illinois Route 53 and the North line of Shure Drive; thence Northwesterly along the Northerly line of Shure Drive to the point of beginning.
- (7) Easement to enter upon the land and other property reserved and granted to the Commonwealth Edison Company, the Illinois Bell Telephone Company and Cable Net, Inc., their successors and assigns, with right to cut, trim or remove trees and bushes and roots as may be reasonable required as shown on Plat of Subdivision.
- (8) A 20 foot Public Utilities, Sewer and Drainage Easement as shown on the Plat of Resubdivision aforesaid over the East line of Lot 2

(Affects Parcel 1)

- G. Easement over the land for the purpose of installing and maintaining all equipment necessary to serve the Subdivision and other property with telephone and electric service, together with the right to overhang aerial service wires and the right of access to such wires, as created by grant to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns and as shown on Plat of Arlington Industrial and Research Center Unit 12 recorded July 13, 1978 as Document 24533497.

(Affects Parcel 2)

- H. 10 foot Public Utilities and Drainage Easement as shown on Plat of Resubdivision recorded as Document 24533497 over West line of Lot 3.

(Affects Parcel 2)

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- I. Easement to enter upon the land reserved and granted to the Commonwealth Edison Company, the Illinois Bell Telephone Company, Northern Illinois Gas Company, their respective successors and assigns, together with right to cut, trim or remove trees, bushes and roots as may be reasonably required as shown on the Plat of Arlington Industrial and Research Center Unit No. 6 recorded August 22, 1972 as Document 22024211.
- (Affects land underlying Parcel 2)
- J. Notice requirements for storm water detention recorded March 9, 1977 as Document 23844485.
- K. 20 foot Public Utilities, Sewer and Drainage Easement as shown on Plat of Resubdivision recorded as Document 24533497 over the East line of Lot 2.
- (Affects Parcel 1)
- L. A 40 foot building line over the South and Westerly lines of Lot 2 aforesaid and over the South line of Lot 3 aforesaid as shown on Plats of Subdivision recorded as Documents 24533497, 22024211 and 23650671.
- (Affects Parcels 1 and 2)
- M. A 20 foot sanitary Sewer Easement over part of the South line of Lot 2 aforesaid and all of the South line of Lot 3 aforesaid as shown on Plats of Subdivision recorded as Documents 22024211 and 24533497.
- (Affects Parcels 1 and 2)
- N. A 15 foot sanitary Sewer Easement over the North 15 feet of Lot 3 aforesaid as shown on Plats of Subdivision recorded as Documents 23650671 and 24533497.
- (Affects Parcel 2)
- O. Covenants, restrictions and agreements contained in Unrecorded Cross Easement Agreement and Grant of License dated October 24, 1994, by and between Kohl-Fredericks Development Corp., not individually but as agent for the Owners of the Property known as 1500 West Shure Drive and Dunhill Partners, Owners of the Property known as 1530 West Shure Drive and American Colloid Company as "Licensee".

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