

UNOFFICIAL COPY

0010979071
8453/0218 45 001 Page 1 of 8
2001-10-22 11:52:42
Cook County Recorder 67.00

Property Address: 8601- 8619 W. Bryn Mawr
8600- 8622 W. Catalpa
Chicago, IL 60656

Permanent Tax
Number(s): 12-11-105-031-0000
12-11-107-031-0000



SPECIAL WARRANTY DEED

THIS INDENTURE, made this 11th day of October, 2001, between Household OPEB I, Inc., a Delaware corporation (herein called "Grantor"), whose address is 2700 Sanders Road, Prospect Heights, Illinois 60070, and Interpark Investors, LLC, an Illinois limited liability company (herein called "Grantee"), whose address is 8614 W. Catalpa Avenue, Suite 1012, Chicago, Illinois 60656.

8/20/01

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, and upon and subject to the Permitted Exceptions (hereafter defined) and the terms and provisions hereof, and pursuant to authority of the Board of Directors of Grantor, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY, unto Grantee, its successors and assigns that certain real estate located in Cook County, Illinois and legally described in Exhibit "A" attached hereto and by this reference fully incorporated herein (the "Land") 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 "Real Estate").

This conveyance is made subject and subordinate to easements, covenants, conditions and restrictions of record, if any; existing roads and highways; taxes, both general and special for the year(s) 2002 and all subsequent years; rights of public or quasi-public utilities, if any; building and zoning laws and ordinances, state and federal laws, rules and regulations, and the matters set forth on Exhibit "B" attached hereto and by this reference fully incorporated herein (collectively the "Permitted Exceptions").

The Grantor, for itself, and its successors, does hereby covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Real Estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and to WARRANT AND DEFEND such title to the Real Estate against all persons lawfully claiming, by, through or under the Grantor, but not otherwise, subject to the Permitted Exceptions.

BOX 333-CTT

7938645-01 C.R. 1083

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COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. 18. 01

REVENUE STAMP

0000016879

REAL ESTATE
TRANSFER TAX

0074750

FP 102802

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. 18. 01

REVENUE STAMP

0000016945

REAL ESTATE
TRANSFER TAX

0198925

FP 102802

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. 18. 01

REVENUE STAMP

0000016946

REAL ESTATE
TRANSFER TAX

0198925

FP 102802

10979072

Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Loren C. Klug President, duly authorized so to do, and attested by Nancy J. Bromley, its Assistant Secretary, the day and year first above written.

HOUSEHOLD OPEB I, INC.

By: *Loren C. Klug*

Loren C. Klug - President

Attest: *Nancy J. Bromley*

Nancy J. Bromley - Assistant Secretary

STATE TAX

STATE OF ILLINOIS

OCT. 18.01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000016918

REAL ESTATE TRANSFER TAX
0400575
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

OCT. 18.01

REVENUE STAMP

0000016881

REAL ESTATE TRANSFER TAX
0002950
FP 102802

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

OCT. 18.01

REVENUE STAMP

0000016877

REAL ESTATE TRANSFER TAX
0028500
FP 102802

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

OCT. 18.01

REVENUE STAMP

0000016878

REAL ESTATE TRANSFER TAX
0060000
FP 102802

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

OCT. 18.01

REVENUE STAMP

0000016880

REAL ESTATE TRANSFER TAX
0068750
FP 102802

City of Chicago
Dept. of Revenue

263480

10/18/2001 13:42 Batch 11956 24

Real Estate
Transfer Stamp

\$94,920.00

STATE TAX

STATE OF ILLINOIS

OCT. 16.01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000016785

REAL ESTATE TRANSFER TAX
0461250
FP 102808

STATE TAX

STATE OF ILLINOIS

OCT. 18.01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000016882

REAL ESTATE TRANSFER TAX
0003200
FP 102808

STATE TAX

STATE OF ILLINOIS

OCT. 18.01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000016917

REAL ESTATE TRANSFER TAX
0400575
FP 102808

10979071

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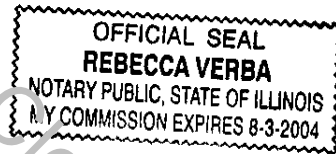
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, Rebecca Verba, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Loren C. Klug, personally known to me to be the President of Household OPEB I, Inc., a corporation of the state of Illinois, and Nancy J. Bromley, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Loren C. Klug, President and Nancy J. Bromley, Assistant Secretary, they signed and delivered the said instrument Loren C. Klug as President and Nancy J. Bromley Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of October, 2001.

Rebecca Verba
Notary Public

Household OPEB I, Inc.
Nancy J. Bromley
2700 Sanders Road
Prospect Heights, Illinois 60070



After Recording Return To:

Katten Muchin Zavis
525 W. Monroe St., Ste. 1600
Chicago, IL 60661
Attn: Joseph Venzon, Esq.

Send Subsequent Tax Bills To:

Interpark Investors, LLC
8614 W. Catalpa Avenue
Suite 1012
Chicago, IL 60656

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Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description

PARCEL A

Lots 1 to 15, Lots 46 to 60, Lots 61 to 75 and Lots 106 to 120 in Chicago Forest Ridge Estate, being a subdivision of the North ½ of the Northwest ¼ of the Northwest ¼ of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL B

Easement appurtenant to and for the benefit of Parcel 1 aforesaid, as created by Grant of Easement dated July 19, 1989 and recorded October 24, 1989 as document 89504086 made by and between the City of Chicago, a municipal corporation, and Manufacturers Affiliated Trust Company, as Trustee under Trust Agreement dated November 12, 1986 and known as trust number 10059, for the purpose of constructing, reconstructing, maintaining and operating parking facilities and for ingress and egress on, over, and across and under the following described eleven (11) parcel of land, to wit:

PARCEL B-1

That part of the West Bryn Mawr Avenue, as dedicated in Chicago's Forest Ridge Estates, being a subdivision in the North ½ of the Northwest ¼ of the Northwest ¼ of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows:

Beginning at the Northwest corner of Lot 15 in said subdivision; thence Northerly along the Northerly extension of the West line of said lot for a distance of 10.00 feet; thence East parallel with the North line of Lots 11 to 15 in said subdivision for a distance of 197.02 feet; thence South at right angles thereto 10.00 feet; to the North line of said lots; thence West along said North line, 197.02 feet to the point of beginning, in Cook County, Illinois.

PARCEL B-2

That part of West Bryn Mawr Avenue, as dedicated in Chicago's Forest Ridge Estates, being a subdivision in the North ½ of the Northwest ¼ of the Northwest ¼ of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing at the Northeast corner of Lot 1 in said subdivision; thence West along the North line of said Lot for a distance of 6.46 feet to the point of beginning; thence West along said North line and the North line of Lots 2 to 10 in said Subdivision for a distance of 361.84 feet; thence North at right angles thereto, 10.00 feet; thence East at right angles thereto, 361.84 feet; thence South at right angles thereto, 10.00 feet to the point of beginning, in Cook County, Illinois.

PARCEL B-3

That part of North Oakview Avenue, as dedicated in Chicago's Forest Ridge Estates, being a subdivision in the North ½ of the Northwest ¼ of the Northwest ¼ of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing at the Northwest corner of Lot 15 in said Subdivision; thence South along the West line of said Lot for a distance of 20.39 feet; thence West at right angles thereto, 5.00 feet to the point of beginning; thence South at right angles thereto, 90.00 feet; thence West at right angles thereto, 17.68 feet; thence North at right angles thereto 90.00 feet; thence East at right angles thereto, 17.68 feet to the point of beginning, in Cook County, Illinois.

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PARCEL B-4

That part of North Oakview Avenue, as dedicated in Chicago's Forest Ridge Estates, being a subdivision in the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing at the Southwest corner of Lot 46 in said Subdivision; thence North along the West line thereof 0.46 of a foot; thence West at right angles thereto, 5.00 feet to the point of beginning; thence North at right angles thereto, 81.42 feet; thence West at right angles thereto, 17.50 feet; thence South at right angles thereto, 81.42 feet; thence East at right angles thereto, 17.50 feet to the point of beginning, in Cook County, Illinois.

PARCEL B-5

That part of West Gregory Street, as dedicated in Chicago's Forest Ridge Estates, being a Subdivision in the North $\frac{1}{1}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing at the Southwest corner of Lot 46 in said Subdivision; thence East along the South line thereof 19.10 feet; thence South at right angles thereto, 5.00 feet to the point of beginning; thence East at right angles thereto, 425.02 feet; thence South at right angles thereto, 17.70 feet; thence West at right angles thereto, 425.02 feet; thence North at right angles thereto, 17.70 feet to the point of beginning, in Cook County, Illinois.

PARCEL B-6

That part of West Gregory Street, as dedicated in Chicago's Forest Ridge Estates, being a Subdivision in the North $\frac{1}{1}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing at the Southeast corner of Lot 60 in said Subdivision; thence West along the South line thereof, 20.80 feet; thence South at right angles thereto, 4.80 feet to the point of beginning; thence West at right angles thereto, 95.20 feet; thence South at right angles thereto, 17.83 feet; thence East at right angles thereto, 95.20 feet; thence North at right angles thereto, 17.83 feet to the point of beginning, in Cook County, Illinois.

PARCEL B-7

That part of West Gregory Street, as dedicated in Chicago's Forest Ridge Estates, being a Subdivision in the North $\frac{1}{1}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing at the Northeast corner of Lot 61 in said Subdivision; thence West along the North line of said Lot for a distance of 18.89 feet; thence North at right angles thereto, 5.00 feet to the point of beginning; thence West at right angles thereto, 556.63 feet; thence North at right angles thereto, 17.50 feet; thence East at right angles thereto, 556.63 feet; thence South at right angles thereto, 17.50 feet to the point of beginning, in Cook County, Illinois.

PARCEL B-8

That part of North Oakview Avenue, as dedicated in Chicago's Forest Ridge Estates, being a Subdivision in the North $\frac{1}{1}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing at the Northwest corner of Lot 75 in said Subdivision; thence West along the Westerly extension of the North line of Lot 75 aforesaid, 4.70 feet to the point of beginning; thence South parallel with the West line of

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Lot 75 aforesaid, 82.70 feet; thence West at right angles thereto, 17.80 feet; thence North at right angles thereto, 82.70 feet; thence East at right angles thereto, 17.80 feet to the point of beginning, in Cook County, Illinois.

PARCEL B-9

That part of North Oakview Avenue, as dedicated in Chicago's Forest Ridge Estates, being a Subdivision in the North 1/1 of the Northwest 1/4 of the Northwest 1/4 of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing at the Southwest corner of Lot 106 in said Subdivision; thence North along the West line thereof 27.04 feet; thence West at right angles thereto, 5.15 feet to the point of beginning; thence North at right angles thereto, 83.23 feet; thence West at right angles thereto, 17.76 feet; thence South at right angles thereto, 83.23 feet; thence East at right angles thereto, 17.76 feet to the point of beginning, in Cook County, Illinois.

PARCEL B-10

That part of West Catalpa Avenue, as dedicated in Chicago's Forest Ridge Estates, being a Subdivision in the North 1/1 of the Northwest 1/4 of the Northwest 1/4 of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing at the Southwest corner of Lot 106 in said Subdivision; thence East along the South line thereof 4.40 feet to the point of beginning; thence East along the South line of Lots 106 to 110 in said Subdivision for a distance of 187.80 feet; thence South at right angles thereto, 13.79 feet; thence West at right angles thereto, 187.80 feet; thence North at right angles thereto, 13.79 feet to the point of beginning, in Cook County, Illinois.

PARCEL B-11

That part of West Catalpa Avenue, as dedicated in Chicago's Forest Ridge Estates, being a Subdivision in the North 1/1 of the Northwest 1/4 of the Northwest 1/4 of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing at the Southeast corner of Lot 120 in said Subdivision; thence West along the South line thereof, 24.23 feet to the point of beginning; thence South at right angles thereto, 13.73 feet; thence West at right angles thereto, 321.65 feet; thence North at right angles thereto, 13.73 feet to the South line of Lot 112 in said Subdivision; thence East along the South line of Lots 112 to 120 for a distance of 321.65 feet to the point of beginning, in Cook County, Illinois.

The foregoing legal description of the Property is that which is presently available to BAC. A complete legal description of the aggregate Property must be provided in connection with the survey and title commitment, in each case acceptable to BAC. However, it is BAC's expectation and requirement that the legal description of the Property will include all land and improvements, as well as all necessary appurtenant easements and rights, that are currently used or necessary for the use of the Property as presented by Borrower to BAC during the course of BAC's due diligence investigation, including any land not currently used by Borrower, but presented as or reasonably considered to be part of the general asset that comprises the Property.

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EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 2003 and subsequent years, not yet due or payable.
2. Rights of tenants under unrecorded leases as tenants only, with no options or rights to purchase.
3. (a) an encroachment of the 1 story brick office building identified as #8618 located on the north part of Lots 71 to 75 over and onto the public way north and adjoining by about 0.02 of a foot on the north side of said building, and (b) an encroachment of the 1 story brick office building identified as #8623 located on the south part of Lots 46 to 50 over and onto the public way south and adjoining by about 0.04 of a foot at the southwest corner of said building, as disclosed by survey made by Gremley & Biedermann, Inc., order no. 1011921 dated August 28, 2001.
4. Grant made by LaSalle National Bank, a National Banking Association, as trustee under trust number 20346, to the City of Chicago, a municipal corporation, recorded August 24, 1962 as document 18571750, of an easement and right of way for the free and unobstructed passage of aircraft by whomsoever owned or operated, in and through the air space over and across the land.
5. Encroachment of the 1 story brick building located on the north part of lots 71 to 75 over onto the public way north and adjoining by about 0.08 of a foot at the northwest corner of said building, as disclosed by survey made by Gremley & Biedermann, Inc., order no. 881994 dated June 27, 1988 and re-certified July 18, 1989 as order no. 891891.
6. Terms, provisions and conditions contained in the instrument creating the easement described as parcel B.
7. Rights of the public, the State of Illinois, the municipality and owners of the adjoining land in and to easement parcel B.

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