

# UNOFFICIAL COPY

0020796156

9505/0182 18 001 Page 1 of 7  
2002-07-22 10:16:47  
Cook County Recorder 33.00

After recording, return to:

Michael B. Viner  
Much Shelist  
200 North LaSalle Street, Suite 2100  
Chicago, Illinois 60601-1095

Send Subsequent Tax Bills to:

3400 Dundee, LLC  
c/o Janko & Wool Real Estate Finance, LLC  
2121 Waukegan Road, Suite 100  
Bannockburn, Illinois 60015



0020796156

## SPECIAL WARRANTY DEED (ILLINOIS)

GREAT LAKES REIT, L.P., a Delaware limited partnership ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration paid by 3400 DUNDEE, LLC, an Illinois limited liability company, as to an undivided 20% interest in the Property (as defined below) as tenant in common, and THE RUDMAN FAMILY LIMITED PARTNERSHIP, an Illinois family limited partnership, as to an undivided 80% interest in the Property as tenant in common (collectively, "Grantee"), the receipt and sufficiency of which are hereby acknowledged, subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, as GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of that certain lot, tract or parcel of land situated in Cook County, Illinois, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto and with all improvements located thereon (aid land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the ("Property")).

For the same consideration recited above, Grantor hereby BARGAINS, SELLS and TRANSFERS, without warranty, express or implied, all interest, if any, of Grantor in (i) strips or gores, if any, between the Property and abutting or immediately adjacent properties, and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or immediately adjacent to the Property.

This conveyance is made subject and subordinate to the encumbrances and exceptions ("Permitted Exceptions") described in Exhibit "B" attached hereto and incorporated herein by

**BOX 333-CTI**

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Property of Cook County Clerk's Office

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reference for all purposes, but only to the extent they affect or relate to the Property, and without limitation or expansion of the scope of the special warranty herein contained.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions as aforesaid, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the Property, subject to the Permitted Exceptions, unto Grantee, and Grantee's successors 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.

EXECUTED this 13<sup>th</sup> day of June, 2002.

GRANTOR:

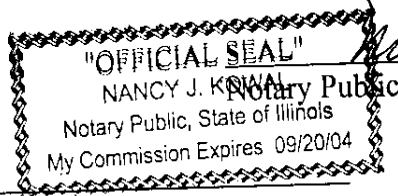
Great Lakes REIT, L.P., a Delaware limited partnership  
By: Great Lakes REIT, a Maryland real estate investment trust, its sole general partner

By: *Adam E. Berman*  
Adam E. Berman, Senior Vice-President

STATE OF ILLINOIS     )  
  )  
COUNTY OF DUPAGE    )

I, a notary public, in and for the County and the State aforesaid, do hereby certify that Adam E. Berman, the Senior Vice-President of Great Lakes REIT, a Maryland real estate investment trust, the sole general partner of Great Lakes REIT, L.P., a Delaware limited partnership, personally known to me to be the same person whose name is subscribed in the foregoing instrument as such officer, appeared before me this day in person and being first duly sworn by me, acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said corporation, and as the free and voluntary act of said limited partnership for the uses and purpose therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal this 13<sup>th</sup> day of June, 2002.



My commission expires: \_\_\_\_\_

This instrument was prepared by:

Adam E. Berman, Esq., Great Lakes REIT, 823 Commerce Drive, Suite 300, Oak Brook, IL 60523

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

The North 1 acre of the West 2 acres of the South 1/2 of the South East 1/4 of the South West 1/4 of Section 5, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

#### PARCEL 2:

The West 16 feet of the South 1 acre of the West 2 acres (except the South 50 feet of the West 16 feet) of the South 1/2 of the South East 1/4 of the South West 1/4 of Section 5, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

#### PARCEL 3:

The West 4 acres (except therefrom the following: the North 1 acre of the West 2 acres thereof; the West 16 feet of the South 1 acre of the West 2 acres thereof, and the South 50 feet thereof) of the South 1/2 of the South East 1/4 of the South West 1/4 of Section 5, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

#### PARCEL 4:

Easement for the benefit of Parcels 1, 2, and 3, as created by Non-Exclusive Easement Agreement between The Village of Northbrook, La Salle National Bank, as Trustee under Trust Agreement dated February 16, 1978 and known as Trust Number 10-33602-09 and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated November 8, 1983 and known as Trust Number 60300, dated July 9, 1984 and recorded July 13, 1984 as Document 27171232, and by Non-Exclusive Easement Agreement between the abovementioned parties dated September 11, 1985 and recorded December 12, 1985 as Document 85320712 for ingress, egress, driveway and off-street parking over portions of the following legal descriptions:

#### PARCEL "A":

The West 2 acres (except the South 50 feet thereof) of the East 4 acres of the West 10 acres of the South 1/2 of the South East 1/4 of the South West 1/4 of Section 5, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

and

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PARCEL "B":

The East 2 acres of the West 6 acres of the South 1/2 of the South East 1/4 of the South West 1/4 of Section 5, Township 42 North, Range 12, East of the Third Principal Meridian (except the South 50 feet thereof taken in Case No. 70L1934, by the County of Cook), in Cook County, Illinois.

Property Address: 3400 Dundee Road, Northbrook, Illinois

Parcel Identification Numbers: 04-05-304-014  
04-05-304-019  
04-05-304-020

STATE OF ILLINOIS

STATE TAX

JUL. 17.02

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000022715

REAL ESTATE TRANSFER TAX
07675.00
FR 102808

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX

JUL. 17.02

REVENUE STAMP

# 0000032820

REAL ESTATE TRANSFER TAX
03837.50
FP 102802

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. 2001 real estate taxes not yet due or payable.
2. Existing unrecorded leases with the following tenants:

Weeks Publishing  
Edwin C. Sigel, Ltd.  
Financial Marketing Service  
Adecco Employment Service  
Premier Credit Union  
The Abrix Group, L.P.  
Kelly Services, Inc.  
The Holter Agency  
Gary Mann & Associates  
Ampere Media LLC  
PRISM Innovation, Inc.  
Levin & Levy, L.L.P.  
ValvTect Petroleum Products  
Bonnie Management Corp.  
Vertel Enterprises LLC

and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

3. Covenants and restrictions contained in Restrictive Covenant by Frank J. Galati with Village of Northbrook recorded July 22, 1969, as Document 20558005, relating to location of buildings, use of land and service drive and parkway.

Note: Agreement to Amend Covenant recorded July 17, 1985, as Document 85106349.

Note: First Amendment to Restrictive Covenant recorded July 17, 1985; as Document 85106350.

(Affects Parcels 1 and 2)

4. 20 Foot service drive over the land as established by Document 20558005.

(Affects that part of Parcel 2 as follows: 20 Feet lying North of a line 55 Feet North of center line of Dundee Road)

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5. Covenants and Restrictions contained in Restrictive Covenant between Ralph O. Holstein and Barbara L. Holstein and The Village of Northbrook, Cook County, Illinois, a municipal corporation, recorded July 22, 1968, as Document 20558003, as to structure, use, construction of service driveway and parkway and ingress and egress for subject property, etc.

Note: Agreement to Amend Covenant recorded July 17, 1985, as Document 85106347.

Note: Amendment to Restrictive Covenant recorded July 17, 1985, as Document 85106348.

(Affects Parcel 3)

5. Grant of Easement recorded October 17, 1985, as Document 85240266, made by American National Bank and Trust Company of Chicago, as Trustee under Trust Number 63565 to The Commonwealth Edison Company and The Illinois Bell Telephone Company, an easement to construct, operate, maintain, renew, relocate and remove, from time to time, wires, cables, conduits, manholes, transformers, pedestals and other facilities used in connection with underground transmission and distribution of electricity, sounds and signals, together with right of access to the same and the right, from time to time, to trim or remove trees, bushes and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the grant herein given, in, over, under, across, along and upon the surface of property shown on the sketch marked Exhibit "A" attached to the grant.

(Affects Parcels 2 and 3)

6. Terms, provisions and conditions of Easement Agreement between The Village of Northbrook, American National Bank and Trust Company, as Trustee under Trust Number 63565 and others and recorded December 12, 1985, as Document 85320712, and relating to easement for water main facilities along and upon all areas depicted and designated on Exhibit "B" Attached thereto and which includes among other duties the written consent of the Village prior to the owners granting other easements onto said land.

(Affects Parcel 3)

7. Encroachment of the wooden retaining wall located mainly on said land over on the land west and adjoining by about .72 Feet as disclosed by Survey made by Edward J. Molloy & Associates, Ltd. dated April 25, 2002, Order Number 2002-0263.

8. Restrictive covenants executed by Wesly L. Brown and Regina W. Brown, his Wife, signed January 22, 1968 and recorded July 22, 1968, as Document 20558010, relating to structures to be built on the land, use of the land, building of service drive, ingress and egress, etc., which covenants runs to the benefit of the Village of Northbrook.

(Affects Parcel B of Parcel 4)

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Agreement to Amend Covenant recorded July 17, 1985, as Document 85106345, and Amended by Document recorded July 17, 1985, as Document 85106346.

9. Easement in, upon, under over and along the west 10 feet of the east 45 feet of the land to install and maintain all equipment for the purpose of serving the land and other property with gas service, together with right of access to said equipment, as created by grant to The Northern Illinois Gas Company Recorded October 6, 1978, as Document 24661154.

(Affects Parcel A of Parcel 4)

10. Restrictive Covenants executed by Bernard Bensman in favor of The Village of Northbrook recorded July 22, 1968, as Document 20558004, relating to building of structures, use of the land, construction of a service drive, ingress and egress and granting of easements.

(Affects Parcel A of Parcel 4)

Agreement to Amend Covenant recorded July 17, 1985, as Document 85106343, and amended by document recorded July 17, 1985, as Document 85106344.

11. Terms, provisions and conditions relating to the easement described as Parcel Number 4 contained in the instrument creating such easement.
12. Rights of the public or quasi public utilities as disclosed by Survey made by Edward J. Molloy & Associates, Ltd. dated April 25, 2002, Order Number 2002-0263, depicting the following: catch basins, manholes, metal transformers, light poles and fire hydrants.
13. Rights of the adjoining owner or owners to the concurrent use of the easement.
14. Possible encroachment of the improvements located on the land over the easement referred to in exception Letter F as disclosed by Survey made by Edward J. Molloy & Associates, Ltd. dated April 25, 2002 Order Number 2002-0263.
15. Acts of Grantee

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