

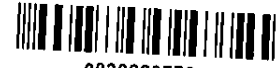
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3267/0391 55 001 Page 1 of 5  
2003-02-19 14:06:08  
Cook County Recorder 32.00

This instrument was prepared by:

Lynn E. Cagney  
Coman & Anderson, P.C.  
1979 N. Mill Street, Suite 211  
Naperville, Illinois 60563



0030229772

When recorded return to:

Henry B. Miller  
Miller Law Office  
121 S. Main Street  
P. O. Box 417  
Jefferson, Wisconsin 53549-0417

Permanent Parcel Numbers:

- 09-15-306-013-0000
- 09-15-306-014-0000
- 09-15-306-015-0000
- 09-15-306-016-0000
- 09-15-306-039-0000
- 09-15-306-040-0000
- 09-15-306-043-0000
- 09-15-306-044-0000
- 09-15-306-056-0000
- 09-15-306-057-0000

STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
FEB. 11. 03	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000045130	0300000
	FP 102808

Commonly known as:

2474, 2500, 2510 E. Dempster, Des Plaines, IL

D18032209

LIMITED WARRANTY DEED

THIS INDENTURE, is made as of the 31<sup>st</sup> day of January, 2003, by and between TARRAGON O'HARE OFFICE PARK, INC., an Illinois corporation ("Grantor") with an address of 1775 Broadway, 23<sup>rd</sup> Floor, New York, NY 10019 and GREGORY J. LURVEY and MARK D. LURVEY (collectively "Grantees") with an address of W3411 Highway 59, Whitewater, Wisconsin 53190.

WITNESSETH



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 Grantees, the receipt whereof is hereby acknowledged, by these presents does CONVEY AND WARRANT unto Grantees and to Grantees' successors and assigns, FOREVER, that certain real property ("Property") situated in the County of Cook, State of Illinois as more particularly described on Exhibit A attached hereto and incorporated herein.

BOX 333-CTI

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	REAL ESTATE TRANSFER TAX
FEB. 11. 03	
REVENUE STAMP	
# 0000045259	0150000
	FP 102802

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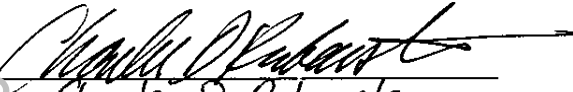
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances TO HAVE AND TO HOLD unto Grantees and Grantees' successors and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantees and Grantees' successors and assigns, that it WILL WARRANT AND DEFEND title to the Property against all persons who may lawfully claim the same by, through or under Grantor but not otherwise, subject to the following:

1. The leases affecting the Property enumerated in Exhibit B attached hereto and incorporated herein and the rights of the tenants thereunder.
2. All exceptions to title listed on Exhibit C attached hereto and incorporated herein.

IN WITNESS WHEREOF, Grantor has executed this Indenture as of the day and year first written above.

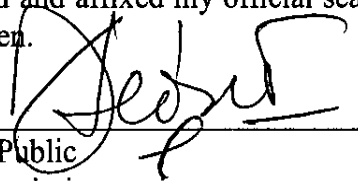
TARRAGON O'HARE OFFICE PARK

By:   
 Name: Charles D. Rubenstein  
 Title: Executive Vice President

STATE OF NEW YORK )  
 ) Ss  
 COUNTY OF NEW YORK )

On this 29<sup>th</sup> day of January, 2003, before me a Notary Public in and for said State, personally appeared Charles D. Rubenstein, in his/her capacity as Executive Vice President of Tarragon O'Hare Office Park, Inc., an Illinois corporation, known to me to be the person who executed the written instrument on behalf of said corporation and by authority of its Board of Directors for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

  
 Notary Public  
 My commission expires: \_\_\_\_\_



**ISABEL C. DeLEON**  
**Notary Public, State Of New York**  
**No. 01DE8050149**  
**Qualified in New York County**  
**Commission Expires October 30, 2008**

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Property of Cook County Clerk's Office

ISABEL C. BILTON  
Notary Public, State of New York  
No. 01862, Exp. 12/31/2023  
Qualified in Cook County  
Commission Expires February 30, 2028



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## EXHIBIT A

### LEGAL DESCRIPTION

All of Lots 8, 9, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 28, and 29, all being situated in Albert H. Ahrens Homestead Acres Subdivision of that part of the West Half of the Southwest Quarter of Section 15, Township 41 North, Range 12 East, of the Third Principal Meridian, in the City of Des Plaines, Cook County, Illinois according to the Plat thereof recorded August 19, 1947 as Document No. 14126112.

Property of Cook County Clerk's Office

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## EXHIBIT C PERMITTED EXCEPTIONS

1. Survey made by George D. Harker & Associates dated December 31, 2002 – Revised as Order No. 626/34-ALTA shows the following variations:
  - a. Building on Lots 8 and 9 are erected within the 30 foot building line as shown on Document 14126112.
  - b. Refuse enclosure surrounded by fence lies within the 12 foot utility easement on Document 14126112. (Lots 11 and 26).
  - c. Concrete walks and blacktop driveways extended onto Dempster Street.
2. Covenants, restrictions, easements and setback lines as contained on Plat of Albert H. Aherns Homestead Acres Subdivision recorded on August 19, 1947 as Document No. 14126112 *(deleting therefrom any restrictions indicating any preference, limitations or discrimination based on race, color, religion, sex, handicap, familial status or national origin)* as set forth in the document.
3. Easement by Citizen's Bank & Trust Company to Central Telephone Company of Illinois and Commonwealth Edison Company dated October 7, 1967 recorded on November 10, 1967 as Document 20318760.
4. Easement by Citizen's Bank & Trust Company to Commonwealth Edison Company and Middle States Telephone Company of Illinois dated November 30, 1967 recorded on December 8, 1967 as Document 20349330.
5. Taxes for the year 2002, which are not yet due or payable.

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## EXHIBIT B TENANTS IN POSSESSION

Tenants in possession, as tenants only, under unrecorded leases

Citi Financial Services Inc.  
Development Corporation of America  
American Women's Services  
Dr. Suellyn Rossman  
Dhiren V. Mistry dba Dhiren V. Mistry and Associates  
Boris Tsekhanovsky d/b/a Century Power  
Sarkes Mkrdichian d/b/a Hamos Dental Lab  
Chicago Russian Tours, Inc.  
Luv My Pet, Inc.  
Patrick G. Adkins  
Marlene Dabrowski  
Sargon Yousefian d/b/a Base Dental Lab  
Ronald C. Gadziak d/b/a Ron's Dental Lab  
Dr. Nae Yon Moon

1/1/2024

Property of Cook County Clerk's Office

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