



① OF 8

03-14704

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Doc#: 0324631098  
Eugene "Gene" Moore Fee: \$36.50  
Cook County Recorder of Deeds  
Date: 09/03/2003 02:49 PM Pg: 1 of 7

STATE OF ILLINOIS

COUNTY OF COOK

**LIMITED WARRANTY RELEASE DEED**

THIS LIMITED WARRANTY RELEASE DEED, is made effective as of the 2<sup>nd</sup> day of June, 2003, between WELLS FARGO BANK NORTHWEST, NATIONAL ASSOCIATION (formerly First Security Bank, National Association), not individually, but solely as Owner Trustee under the Storage Centers Trust 2001 (hereinafter called "Grantor"), and SHURGARD STORAGE CENTERS, INC., a Washington corporation (hereinafter called "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H:

That Grantor has bargained, sold, and by these presents does hereby remise, release and convey unto the said Grantee all of Grantor's right, title and interest in and to that certain tract or parcel of land lying and being in Cook County, Illinois, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"). The Property is remised and conveyed on an AS-IS, WHERE-IS basis.

Permanent Real Estate Index Number(s):  
14-31-201-010; 14-31-201-046; 14-31-201-047

Address of Real Estate: 1711 West Fullerton Avenue, Chicago, IL 60614

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, so that neither Grantor nor any person or persons claiming under Grantor shall at any time by any means or ways, have, claim, or demand any right or title to the Property or its appurtenances, or any rights thereof.

**FOR THE PROTECTION OF THE OWNER, THIS  
RELEASE SHALL BE FILED WITH THE RECORDER  
OR THE REGISTRAR OF TITLES IN WHOSE OFFICE  
THE MORTGAGE OR DEED OF TRUST WAS FILED.**

Lawyers Title Insurance Corporation

# UNOFFICIAL COPY

Grantor makes no warranty, express or implied, hereunder as to the title to the Property or otherwise except that the Property is free and clear of any mortgage, pledge, security interest, encumbrance, lien, option or charge of any kind (each of the foregoing may be referred to herein as a "Lien"), true lease or sublease or disposition of title arising as a result of (a) any claim against Grantor not resulting from the transactions contemplated by the agreements, instruments and other documentation relating to a financing provided in part by Grantor in favor of Grantee with respect to the Property (collectively, such agreements, instruments and other documentation may be referred to herein as the "Operative Agreements"), (b) any act or omission of Grantor which is not required by the Operative Agreements or is in violation of any of the terms of the Operative Agreements, (c) any claim against Grantor with respect to any and all liabilities, losses, expenses, costs, charges and/or Liens of any kind whatsoever for fees, taxes, levies, imposts, duties, charges, assessments or withholdings (collectively, the foregoing may be referred to herein as "Taxes") or any and all costs and expenses incurred in connection with the preparation, execution and delivery of the Operative Agreements and the transactions contemplated by the Operative Agreements (collectively, the foregoing may be referred to herein as "Transaction Expenses"), with respect to Taxes and Transaction Expenses against which Grantee is not required to indemnify Grantor pursuant to the Operative Agreements or (d) any claim against Grantor arising out of any transfer by Grantor of all or any portion of the interest of Grantor in the Property, any component thereof or the Operative Agreements other than the transfer of title to or possession of the Property or any component thereof by Grantor pursuant to and in accordance with the Operative Agreements.


Grantor acknowledges that, pursuant to certain Synthetic Lease documents between Grantor and Grantee (including the Lease Supplement previously recorded with respect to the Property), Grantee has been the "owner" of the Property for all purposes except financial accounting rules. Grantor further acknowledges that Grantor took nominal title to the property solely as security for the repayment of debt owed by Grantee to Grantor. This Limited Warranty Release Deed thus acts to release property which secured debt or other obligations.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor by authority duly given, has executed this instrument and sealed this Limited Warranty Deed, effective as of the day and year first above written.

GRANTOR:

WELLS FARGO BANK NORTHWEST,  
NATIONAL ASSOCIATION, not  
individually, but solely as Owner Trustee  
under the Storage Centers Trust 2001

By:   
Name: Val T. Orton  
Title: Vice President

Property of Cook County Clerk's Office

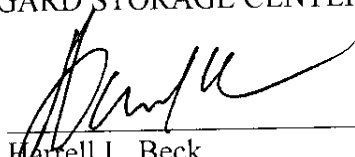
# UNOFFICIAL COPY

Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph G and Cook County Ordinance 95104, Paragraph G.

Dated as of: June 2, 2003

GRANTEE: SHURGARD STORAGE CENTERS, INC.

BY:



Harrell L. Beck

Ⓞ

ITS: Senior Vice President

Property of Cook County Clerk's Office

After Recording Return To:  
Shurgard Storage Centers, Inc.  
PO Box 900933  
1155 Valley St., Suite 400  
Seattle, WA 98109  
Attn: Legal Department

# UNOFFICIAL COPY

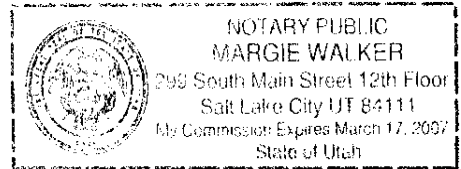
STATE OF UTAH

COUNTY OF SALT LAKE

I Margie Walker, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Val T. Orton the Vice President of WELLS FARGO BANK NORTHWEST, NATIONAL ASSOCIATION (formerly First Security Bank, National Association), a national banking association, as Owner Trustee under the Storage Centers Trust 2001, is personally known to me to be the same person whose name is subscribed to the foregoing instrument and as such, Vice President, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of a national banking association for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 27<sup>th</sup> day of June, 2003.

[Signature]  
Notary Public



My Commission Expires: \_\_\_\_\_

# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION

parcel 1:

lots 1, 2, 3, 4 and the west 9 feet of lot 5 and the west 1.69 feet of lot 41 in block 1 in Fullerton's Third Addition to Chicago being a subdivision of that part of the northeast 1/4 of section 31, township 40 north, range 14, east of the third principal meridian, in Cook County, Illinois, lying north and east of the north branch of the Chicago River.

also

lots 42, 43, and 44 in the resubdivision of lots 42, 43, and 44, the vacated alley north of and adjoining the same and of the east 16 feet of lot 5 in block 1 in Fullerton's Third Addition to Chicago aforesaid (excepting from said lot 42, the north 16 feet of that part thereof lying east of the west line of the east 16 feet of lot 5 produced south in block 1 of Fullerton's Third Addition to Chicago heretofore mentioned), in Cook County, Illinois.

parcel 2:

commencing at the intersection of the north line of Chester Street and the westerly line of lot 44 in the resubdivision of lots 42, 43, and 44 aforesaid in block 1, Fullerton's Third Addition to Chicago; thence turning northwesterly along the westerly lines of lots 44 and 1 in block 1 aforesaid to the south line of Fullerton Avenue; thence west to the east line of the right of way of the Chicago and Northwestern Railroad; thence southeasterly along said east line of said right of way of the Chicago and Northwestern Railroad to the north line of Chester Street thence east to the place of beginning, being the property vacated by an ordinance passed by the City Council of the City of Chicago April 22, 1901 a copy of which ordinance and plat showing the property so vacated having been filed in the Office of the Recorder of Deeds of Cook County, Illinois on April 6, 1910 and recorded in book 10251 of records page 191, thereof excepting therefrom that portion known and described as beginning at the northwesterly corner of said strip of land 40 feet wide, running thence southerly along the westerly line of said strip of land (said westerly line being also the easterly line of the right of way of said Chicago and Northwestern Railway Company) 37 feet; thence easterly at right angles to said last mentioned line 6 feet and 6 inches; thence northerly on a line parallel with the easterly line of the right of way of the said Chicago and Northwestern Railway Company to the south line of Fullerton Avenue; thence westerly along the south line of Fullerton Avenue to the place of beginning and being the same property conveyed by the Mollau and Wolff Manufacturing Company to the Chicago and Northwestern Railway Company by deed dated June 28, 1910 filed in the Office of the Recorder of Deeds on December 2, 1910 as document 4671705, and recorded in book 11299 of records, page 8 thereof, all in Fullerton's Third Addition to Chicago in the northeast 1/4 of section 31, township 40 north, range 14, east of the third principal meridian, in Cook County, Illinois.

Real Estate Tax No: 14-31-201-010  
14-31-201-046  
14-31-201-047

Property Address: 1711 West Fullerton Ave., Chicago, IL 60614

Fullerton Ave., Chicago, IL

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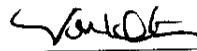
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

WELLS FARGO BANK NORTHWEST, NATIONAL ASSOCIATION, not individually, but solely as Owner Trustee under the Storage Centers Trust 2001

Dated as of June 1, 2003

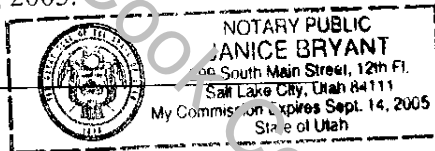
BY:



Name: Val T. Orton  
Title: Vice President

Subscribed and sworn to before me by the said Val T. Orton this 1st day of July, 2003.

  
Notary Public

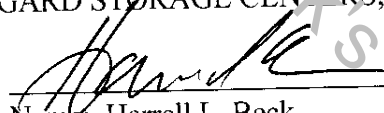


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

SHURGARD STORAGE CENTERS, INC.

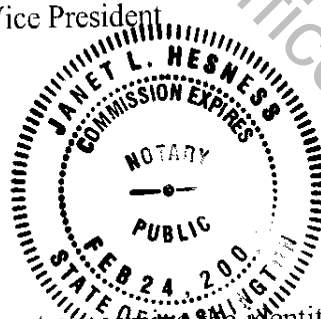
Dated as of June 2, 2003

BY:

  
Name: Harrell L. Beck  
ITS: Senior Vice President

Subscribed and sworn to before me by the said Harrell L. Beck this 2nd day of July 2003.

  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C Misdemeanor for the first offence and of a Class A Misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if except under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)