



0324639093

① of 8

03-14701

Doc#: 0324639093
Eugene "Gene" Moore Fee: \$36.50
Cook County Recorder of Deeds
Date: 09/03/2003 03:16 PM Pg: 1 of 7

Lawyers Title Insurance Corporation

The Document was Prepared By:
Lea Stromire-Johnson, Esq.
Moore & Van Allen (LSJ)
Bank of America Corporate Center
100 North Tryon Street, Floor 47
Charlotte, North Carolina 28202-4003

STATE OF ILLINOIS

COUNTY OF COOK

LIMITED WARRANTY RELEASE DEED

THIS LIMITED WARRANTY RELEASE DEED, is made effective as of the 2nd 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).

WITNESSETH:

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): 17-17-235-001

Address of Real Estate: 947 West Van Buren Street, Chicago, IL 60607

TO HAVE AND TO HOLD the Property, with all 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.

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.

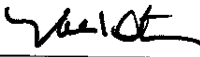
Grantor acknowledges that, pursuant to certain Synthetic Lease documents between Grantor and Grantee (including the Lease Supplement previously recorded with respect to the Property), Grantee has been the "owner" of the Property for all purposes except financial accounting rules. Grantor further acknowledges 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

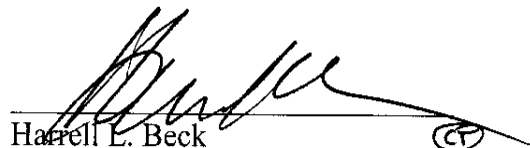
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Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph G and Cook County Ordinance 95104, Paragraph G.

Dated as of: June 2, 2003

GRANTEE: SHURGARD STORAGE CENTERS, INC.

BY:



Harrell E. 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

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STATE OF UTAH

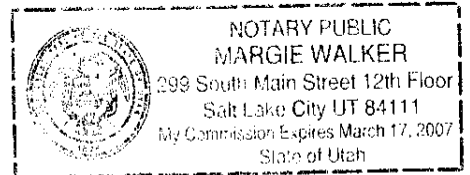
COUNTY OF SALT LAKE

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 27th day of June, 2003.



Notary Public



My Commission Expires: _____

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EXHIBIT "A"

LEGAL DESCRIPTION

Lots 11, 12, 13 and 14 in Egan's Resubdivision of Lot 7 (except the South 1 Foot thereof) all of Lots 8 to 22 and 32 and 33 and the private alley South of said Lot 32 in Egan's Resubdivision of Block 24 (except the South 33 Feet of that part lying West of the East 8 Feet of the Original Lot 8 in the Subdivision of said Block 24) in Duncan's Addition to Chicago in the East 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Real Estate Tax No: 17-17-235-001

Property Address: 947 West Van Buren St., Chicago, IL 60607

River West, Chicago, IL

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03-14701

STATEMENT BY GRANTOR AND GRANTEE

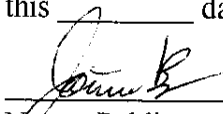
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

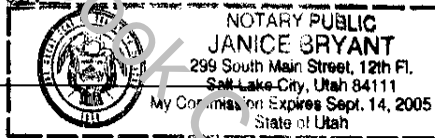
WELLS FARGO BANK NORTHWEST, NATIONAL ASSOCIATION, not individually, but solely as Owner Trustee under the Storage Centers Trust 2001

Dated as of June 2, 2003

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

Subscribed and sworn to before me by the said Val T. Orton this 2 day of July, 2003.

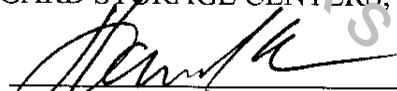


Notary Public



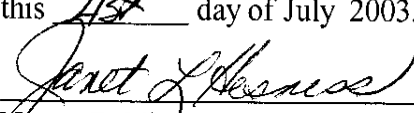
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

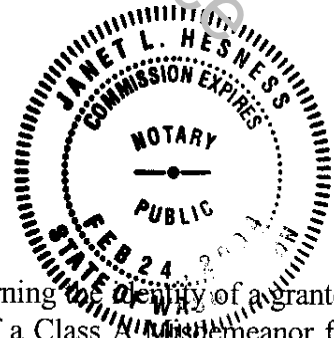
SHURGARD STORAGE CENTERS, INC.

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 2 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.)