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0334602100

DOCUMENT PREPARED BY AND AFTER
RECORDING RETURN TO:

Pachter, Gregory & Finocchiaro, P.C.
790 Estate Drive, Suite 150
Deerfield, IL 60015
847.317.7350

Doc#: 0334602100
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 12/12/2003 09:54 AM Pg: 1 of 6

SEND TAX STATEMENTS TO:

Gateway Palatine LLC
300 Park Boulevard
Itasca, IL 60143

(Save for Recorder's Information)

SPECIAL WARRANTY DEED

THE GRANTOR, GATEWAY CENTER OF PALATINE LLC, an Illinois limited liability company, for and in consideration of ten and 00/xx (\$10.00) dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey and warrant, but solely under the special warranty hereinafter expressed, and subject to the permitted exceptions set forth in Exhibit B, which is attached hereto and made a part hereof, unto **GATEWAY PALATINE LLC, a Delaware limited liability company**, all interest in the real estate situated in the County of Cook, State of Illinois, which is legally described in Exhibit A.

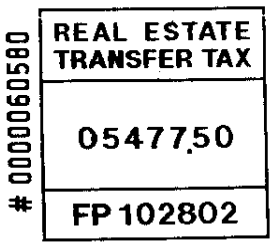
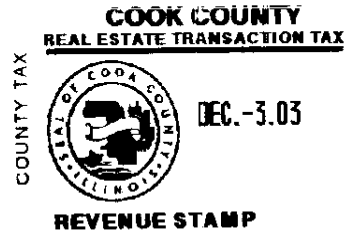
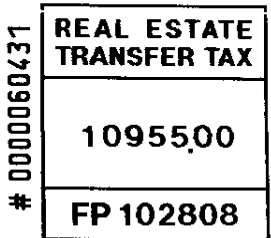
P.I.N.: 02-15-400-054-0000
Property Address: 220 North Smith Street, Palatine, IL

TO HAVE AND TO HOLD the herein described property, together with the appurtenances, estate, title and interests thereto belonging, or in anywise appertaining unto the said Grantee, its heirs, successors and assigns forever. Grantor hereby warrants the title to said property against the claims of all persons claiming, or, to claim the same or any part thereof, by, through, or under the said Grantor, but not further or otherwise.

[SIGNATURE ON FOLLOWING PAGE]

8151942 D2 307 5

6cp



BOX 333-CTI

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IN WITNESS WHEREOF, said Grantor has caused its name to be hereunto subscribed its manager, in Cook County, Illinois, this ___ day of October, 2003.

SELLER:

GATEWAY CENTER OF PALATINE LLC,
an Illinois limited liability company

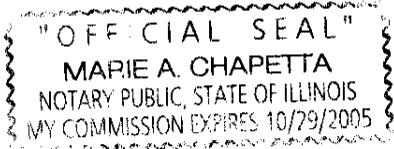
By: JFA Management LLC,
an Illinois limited liability company

By: [Signature]
Name: Thomas W. Fraerman
One of its managers

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Marie A. Chapetta, a Notary Public in and for said County in the State aforesaid, do hereby certify that Thomas W. Fraerman, one of the managers of JFA Management LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and severally acknowledged that he signed, sealed, and delivered the said instrument of writing as his her free and voluntary act, and as the free and voluntary act of said Limited Liability Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29th day of October, 2003.



[Signature]
Notary Public

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 1 OF PLAT OF RESUBDIVISION OF GATEWAY CENTER BEING A SUBDIVISION OF A PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PLAT HAVING BEEN RECORDED OCTOBER 30, 2001 AS DOCUMENT 0011012354.

PARCEL 2:

EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 AS CREATED BY EASEMENT OPERATING AGREEMENT, RECORDED OCTOBER 30, 2001 AS DOCUMENT 0011012357, FOR PARKING.

UNOFFICIAL COPY**EXHIBIT B****PERMITTED EXCEPTIONS****GENERAL EXCEPTIONS:**

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
- (2) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- (3) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- (4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- (5) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

SPECIAL EXCEPTIONS: THE MORTGAGE, IF ANY, REFERRED TO IN ITEM 4 OF SCHEDULE A.

A 6.

1. TAXES FOR THE YEAR 2003
2003 TAXES ARE NOT YET DUE OR PAYABLE.

PERM TAX#	PCL	TOTAL YEAR	AMOUNT	STAT
02-15-400-054-0000	1 OF 1	2002	\$11,037.43	PAID

- G 7. RESTRICTIVE COVENANT PROHIBITING THE USE OF THE PROPERTY AS A FINANCIAL INSTITUTION OR FOR AUTOMATIC TELLER MACHINES UNTIL JANUARY 1, 2006, AS CONTAINED IN A DEED RECORDED OCTOBER 17, 2000 AS DOCUMENT 00812657.
(AFFECTS A PORTION OF LOT 1)
- I 8. WATER MAIN EASEMENT IN FAVOR OF VILLAGE OF PALATINE, AS CREATED BY THE PLAT OF SUBDIVISION AFORESAID. FOR EXACT LOCATION SEE PLAT.
- J 9. EASEMENT FOR GAS, ELECTRIC, CABLE AND COMMUNICATION SERVICE, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE

UNOFFICIAL COPY**EXHIBIT B****PERMITTED EXCEPTIONS (Continued)**

LAND AND OTHER PROPERTY, IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY DESIGNATED AND/OR LABELED AS "PUBLIC UTILITY EASEMENT" WITHIN DASHED LINES, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 0011012354.

(AFFECTS THE LAND AND OTHER PROPERTY)

- K** 10. REDEVELOPMENT AGREEMENT ENTERED INTO AS OF MAY 15, 2001 BY AND BETWEEN THE VILLAGE OF PALATINE, ILLINOIS AND JOSEPH FREED AND ASSOCIATES, LLC, RECORDED SEPTEMBER 15, 2001 AS DOCUMENT 0010847145; INCLUDING BUT NOT LIMITED TO THE FOLLOWING TERMS AND PROVISIONS:

LIMITATION ON ASSIGNMENT OF REDEVELOPMENT AGREEMENT AS SET FORTH IN PARAGRAPH 10.10 THEREIN AND LIMITATION ON TRANSFER OF PROPERTY AS SET FORTH IN ARTICLE 10, PARAGRAPHS 10.11 AND 10.12 THEREIN.

TEMPORARY CROSS-ACCESS RECIPROCAL EASEMENT AGREEMENT FOR INGRESS AND EGRESS AND UTILITIES, OVER AND ACROSS THE PROPERTY, AS SET FORTH IN ARTICLE 9, PARAGRAPH 9.7 THEREIN.

FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT RECORDED NOVEMBER 13, 2002 AS DOCUMENT 0021250320

UNRECORDED SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT.

- L** 11. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE EASEMENT AND OPERATING AGREEMENT, RECORDED OCTOBER 30, 2001 AS DOCUMENT 0011012357 MADE BY AND BETWEEN GATEWAY CENTER OF PALATINE LLC AND THE VILLAGE OF PALATINE.

(AFFECTS PARCEL 1)

- M** 12. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

(AFFECTS PARCEL 2)

- S** 13. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

- U** 14. EXISTING UNRECORDED LEASES TO HWA SEONG HWANG AND YOUNG RAN HUANG, D/B/A KING CLEANERS, HEALTH QUEST, LATR INC., JOSEPH FREED AND ASSOCIATES LLC AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY,

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THROUGH OR UNDER THE LESSEES, AS DISCLOSED BY RENT ROLL AS ATTACHED TO ALTA STATEMENT.

- X 15. EXISTING UNRECORDED LEASE IN FAVOR OF HEALTHSOUTH REHABILITATION CENTER LIMITED PARTNERSHIP, AN ALABAMA LIMITED PARTNERSHIP DATED NOVEMBER 13, 2002 AS DISCLOSED BY UNILATERAL SUBORDINATION OF MORTGAGE TO LEASE RECORDED DECEMBER 3, 2002 AS DOCUMENT 0021341742 AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
- AD 16. MECHANICS LIEN CLAIM IN FAVOR OF ANTONE AND ASSOCIATES, INC. AGAINST GATEWAY CENTER OF PALATINE LLC ET AL RECORDED AUGUST 20, 2003 AS DOCUMENT NUMBER 0323239150 IN THE AMOUNT OF \$37,460.00.
- AM 17. ASSIGNMENT OF RENTS AND LEASES DATED _____ MADE BY GATEWAY PALATINE LLC, A DELAWARE LIMITED LIABILITY COMPANY TO LASALLE BANK NORTH RECORDED _____ AS DOCUMENT NUMBER _____.
- AM 18. NOTE: THIS IS A PRO FORMA POLICY FURNISHED TO OR ON BEHALF OF THE PARTY TO BE INSURED. IT DOES NOT REPRESENT THE PRESENT STATE OF TITLE AND IS NOT A COMMITMENT TO INSURE THE ESTATE OR INTEREST AS SHOWN HEREIN, NOR DOES IT EVIDENCE THE WILLINGNESS OF THE COMPANY TO PROVIDE ANY AFFIRMATIVE COVERAGE SHOWN HEREIN. ANY SUCH COMMITMENT MUST BE AN EXPRESS WRITTEN UNDERTAKING ON APPROPRIATE FORMS OF THE COMPANY.