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Cook County

Secretary

BY: *[Signature]*
 COMERICA-ILLINOIS BANK
 544.00
 11441111
 11441111
 11441111

04071180

IN WITNESS WHEREOF, said grantor has caused its name to be signed to these purposes by its Vice President and attested by the Secretary this 11th day of December, 1994.

Subject to the permitted exceptions as listed on Exhibit A here and Real Estate Taxes for 1994 and subsequent years.

Address of Real Estate: 300 Revere Drive, Northbrook, Illinois 016; 04-02-109-017 and 04-02-109-018
 Permanent Real Estate Index Number(s): 04-02-109-025; 04-02-109-026

the third principal Meridian in Cook County Illinois Northwest 1/4 of Section 2, Township 42 North, Range 12, East of Northbrook Court Office Plaza being a subdivision of part of Lot 1, 2, 3 and 4 in Revere's subdivision of Lot 1 in

JMC Facilities Corporation, an Illinois not-for-profit corporation, a not-for-profit corporation organized and existing under and by virtue of the laws of Illinois having its principal office at the following address: One South Franklin Street, Chicago, Illinois 60606, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

THE GRANTOR, COMERICA-BANK-ILLINOIS, a corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, hand paid, and pursuant to authority given by the Board of Directors,

(The Above Space Recorder's Use Only)

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STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT OF REVENUE
 128.00
 10696
 10696

234748
 COOK 016

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT OF REVENUE
 999.00
 10696

544.00
 544.00
 11441111
 11441111
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94067407

75-37-431 02 CK (1)

WARRANTY DEED

Notary (ILLINOIS)

corporation to Corporation)

Cook County



Cook County

Notary

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CLERK OF CITY & COUNTY OF ILLINOIS
110 N. WASHINGTON ST. CHICAGO, IL 60602

DEC 23 PM 2:40

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Property of Cook County Clerk's Office

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State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that PAUL FRANZCELL and MARK N. MATHEWS, personally known to me to be the VICE President and _____ Secretary, respectively, of Comerica Bank-Illinois, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of December, 1994.

Marilyn Filipowski
Notary Public



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This instrument was prepared by Jane Shroba, Spitzer, Addis, Susman & Krull, 100 West Monroe Street, Chicago, Illinois 60603 (312-372-0550)

MAIL TO:
Lawrence J. Moss
D'Ancona & Pflaum
30 North LaSalle St.
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:
JFMC Facilities Corporation
One South Franklin Street
Chicago, Illinois 60606
Attn: Controller

OR RECORDER'S OFFICE BOX NO. 389-LJM

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EXHIBIT A

TITLE EXCEPTIONS

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. UTILITY EASEMENTS AS SHOWN ON THE PLAT OF NORTHBROOK COURT OFFICE PLAZA SUBDIVISION, 20 FEET OVER THE EASTERLY LINE, 10 FEET OVER THE WEST AND SOUTH LINES, AND 10 FEET OVER THE NORTHERLY LINE OF THE UNDERLYING LAND.

(AFFECTS THE EASTERLY 20 FEET OF LOTS 3 AND 4, THE NORTH AND WEST 10 FEET OF LOT 1, THE SOUTH 10 FEET OF LOTS 1, 2, AND 3, AND THE NORTHERLY 10 FEET OF LOT 4)

3. EASEMENT OVER THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHAND AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY AND THE NORTHERN ILLINOIS GAS COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JANUARY 5, 1979 AS DOCUMENT 24791536.

(AFFECTS THE WEST 150 FEET OF LOT 1)

~~GRANT OF EASEMENT RECORDED JUNE 26, 1973 AS DOCUMENT 23139761 GRANTED TO THE VILLAGE OF NORTHBROOK, A PERPETUAL EASEMENT TO SURVEY, INSTALL, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REMOVE, REPLACE AND/OR ABANDON IN PLACE OF PUBLIC WATER MAIN LINE ACROSS, UPON OR WITHIN THE LAND AS DISCLOSED IN SAID GRANT.~~

~~(AFFECTS THE NORTHERLY 10 FEET OF THE UNDERLYING LAND AS MEASURED FROM THE WEST LINE OF THE EAST 1/4 OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 AFORESAID).~~

~~(Purchaser's Note: this item is conditionally approved pending receipt of the required survey.)~~

5. 20 FOOT EASEMENT FOR FIRE LANE OVER THE NORTHERLY LINE OF LOT 4 AS SHOWN ON THE PLAT OF REVERE'S RESUBDIVISION RECORDED AS DOCUMENT 90130798 AND AS SHOWN ON THE PLAT OF NORTHBROOK COURT OFFICE PLAZA SOUTH RECORDED AS DOCUMENT 24791536.

(AFFECTS LOT 4)

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6. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY AND NORTHERN ILLINOIS GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 90130798, AFFECTING THE

NORTH, SOUTH, AND WEST 10, AND THE EASTERLY 20 FEET OF LOT 1.

THE SOUTH 10 FEET, AND THE NORTHERLY 20 FEET OF LOT 2.

THE SOUTH 10 FEET, AND THE NORTHEASTERLY 20 FEET OF LOT 3.


THE NORTH 10 FEET, AND THE WESTERLY 20 FEET OF LOT 4. OF THE LAND.

7. PERMANENT AND PERPETUAL EASEMENT IS GRANTED TO THE VILLAGE OF NORTHBROOK, ITS SUCCESSORS AND ASSIGNS TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER REMOVE, OR ABANDON IN PLAT WATER, SANITARY SEWER AND STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENTS AND APPURTENANCES THERETO IN, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "UTILITY EASEMENTS" ON THIS SUBDIVISION PLAT. THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVED THE RIGHT TO USE THE AREAS DESIGNATED "UTILITY EASEMENT" AND THE ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE VILLAGE OF THE RIGHTS HEREBY GRANTED PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED THE "UTILITY EASEMENT" AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE AS GRANTED IN THE PLAT OF REVERE'S RESUBDIVISION RECORDED MARCH 23, 1990 AS DOCUMENT 90130798.

(AFFECTS THE SAME PROPERTY AS SHOWN AT EXCEPTION 

8. BUILDING LINE AS SHOWN ON THE PLAT OF NORTHBROOK COURT OFFICE PLAZA SUBDIVISION AS FOLLOWS:

30 FEET OVER THE CENTRAL PART OF THE NORTHERLY BOUNDARY LINE OF THE UNDERLYING LAND.

(AFFECTS THE SAME 30 FOOT BUILDING LINES AS NOTED AT EXCEPTION 

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9. 150 FOOT BUFFER STRIPS AS DELINEATED ON THE PLAT OF NORTHBROOK COURT OFFICE PLAZA SUBDIVISION, RECORDED JANUARY 5, 1979 AS DOCUMENT 24791536 OVER THE FOLLOWING:

150 FOOT STRIP ALONG THE WEST LINE OF THE UNDERLYING LAND AND OVER THE WEST LINE OF LOT 1 AS SHOWN ON THE PLAT OF REVERE'S RESUBDIVISION RECORDED AS DOCUMENT 90130798.

10. BUILDING LINE(S) AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 90130798, AFFECTING THE

NORTH 30 FEET (EXCEPT THE WEST 150 FEET THEREOF), THE EASTERLY 30 FEET, THE SOUTHEASTERLY 25 FEET, AND THE EAST 25 FEET OF THE SOUTH 255 FEET OF LOT 1.

THE NORTHWESTERLY, EASTERLY, AND WEST 25 FEET, THE NORTH 30 FEET, AND THE SOUTH 15 FEET OF LOT 2

THE NORTHEASTERLY, NORTHERLY, AND WESTERLY 25 FEET, THE SOUTHERLY AND EASTERLY 15 FEET, AND THE NORTHWESTERLY 30 FEET OF LOT 3.

THE NORTHERLY, SOUTHERLY, AND SOUTHWESTERLY 25 FEET, THE EASTERLY 15 FEET, AND THE WESTERLY 30 FEET OF LOT 4. OF THE LAND.

11. TERMS, PROVISIONS, CONDITIONS RESTRICTIONS AND LIMITATIONS CONTAINED IN THE AGREEMENT ENTERED INTO BY AND BETWEEN THE VILLAGE OF NORTHBROOK AND AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 23801 (SAID AGREEMENT NOT RECORDED BUT DISCLOSED BY AMENDMENT) AND AS AMENDED BY AMENDMENT TO RESTRICTIVE COVENANTS RECORDED JULY 16, 1973 AS DOCUMENT 22400897, SECOND AMENDMENT RECORDED JUNE 6, 1984 AS DOCUMENT 27117890.

(AFFECTS UNDERLYING LAND AND OTHER PROPERTY).

12. NOTICE OF REQUIREMENT FOR STORM WATER DETENTION, RECORDED AUGUST 24, 1978 AS DOCUMENT 24597814.

(AFFECTS UNDERLYING LAND AND OTHER PROPERTY)

~~(Purchaser's Note: this item is not approved as an exception to title.)~~

13. PROVISIONS CONTAINED ON THE PLAT OF NORTHBROOK COURT OFFICE PLAZA, RECORDED JANUARY 5, 1979 AS DOCUMENT 24791536 THAT NO BUILDINGS (OTHER THAN MECHANICAL

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HOUSING) SHALL BE ERECTED THAT EXCEED A HEIGHT OF 35 FEET.

(AFFECTS THE UNDERLYING LAND)

24. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, MADE BY EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1972 AND KNOWN AS TRUST NUMBER 26882, DATED FEBRUARY 22, 1979 AND RECORDED FEBRUARY 22, 1979 AS DOCUMENT 24856662 AND AS AMENDED BY DOCUMENT RECORDED MARCH 26, 1980 AS DOCUMENT 00131411 AS AMENDED FROM TIME TO TIME RELATING TO THE FOLLOWING: MEMBERSHIP IN THE NORTHBROOK COURT OFFICE PLAZA, AN ILLINOIS NOT-FOR-PROFIT CORP; VOTING RIGHTS OF THE ASSOCIATION; EASEMENTS ACROSS THE COMMON AREAS, BEING PART OF LOT 8 NOT COVERED BY THE CAPTION; DETERMINATION OF MAINTENANCE ASSESSMENTS; THE EFFECT OF NON-PAYMENT OF ASSESSMENTS AND THE REMEDIES OF THE ASSOCIATION; RESERVATION OF EASEMENTS AND UTILITIES IN THE COMMON AREAS; APPROVAL OF THE BUILDING PERMIT PLANS, SPECIFICATIONS AND PLOT PLAN BEFORE ACTUAL CONSTRUCTION BEGINS; EXTERIOR MAINTENANCE OF THE COMMON AREAS; USE OF THE LAND; THE FACT NO STRUCTURE OF A TEMPORARY CHARACTER SHALL BE USED ON ANY LOT AT ANY TIME AS TEMPORARY OR PERMANENT RESIDENCE; THE FACT THAT NO ANIMALS, LIVESTOCK OR POULTRY SHALL BE RAISED, BRED OR KEPT ON ANY LOT; STORAGE PILES SHALL BE KEPT SCREENED BY ADEQUATE PLANTING OR FENCING TO KEEP THEM FROM VIEW OF LOTS AND STREETS; THE REMOVAL OF GARBAGE REGULARLY; AWNINGS AND OTHER ADDITIONS, CHANGES OR IMPROVEMENTS TO THE FRONT OF ANY BUILDING MAY BE ALLOWED ONLY WITH THE APPROVAL OF THE ASSOCIATION; NO DERRICK OR RELATED STRUCTURE USED IN BORING FOR OIL OR NATURAL GAS, OR PRECIOUS MINERALS SHALL BE PERMITTED ON ANY LOT, NO RADIO OR TELEVISION RECEIVING OR TRANSMITTING ANTENNA OR EXTERNAL APPARATUS SHALL BE INSTALLED ON ANY LOT; RESERVATION OF ALL PUBLIC UTILITIES EASEMENTS ON THE PLAT OF SUBDIVISION; NO BILLBOARDS, SIGNS OR OTHER ADVERTISING DEVICES MAY BE DISPLAYED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DIRECTORS OF THE ASSOCIATION; SIGNS AFFIXED TO BUILDINGS SHALL BE HARMONIOUS WITH THE TEXTURE AND COLOR OF THE BUILDING, AND SHALL NOT PROJECT MORE THAN 18 INCHES FROM THE WALL NOR EXTEND ABOVE THE DOMINANT ROOF LINES OF A BUILDING; ALL SIGNS MUST CONFORM TO ANY ADDITIONAL RULES AND REGULATIONS PROMULGATED BY THE DIRECTORS OF THE ASSOCIATION; EVERY LOT ON WHICH A BUILDING SHALL HAVE BEEN PLACED SHALL BE LANDSCAPED AND MAINTAINED IN A PARKLIKE MANNER; ADEQUATE OFF-STREET PARKING SHALL BE PROVIDED TO ACCOMMODATE ALL PARKING NEEDS FOR EMPLOYEES, VISITORS AND COMPANY VEHICLES RELATING TO BUILDINGS ON EACH LOT; PARKING SHALL NOT BE PERMITTED AT THE FRONT OF ANY

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BUILDING OR IN A MANNER WHICH RESULTS IN AUTOMOBILES FACING REVERE DRIVE; ALSO RELATING TO STORAGE AND LOADING AREAS AND THEIR LOCATIONS ON THE SUBJECT LAND; AND JOINT CONNECTION OF SEWER, WATER, ELECTRICAL, GAS AND TELEPHONE LINES.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION

(AFFECTS LAND AND OTHER PROPERTY)

15. CONDITION CONTAINED IN THE PLAT OF REVERE'S RESUBDIVISION THAT WITHIN 250 FEET OF THE WEST PROPERTY LINE MAXIMUM BUILDING HEIGHT OF 35 FOOT EXCLUDING MECHANICAL HOUSING.

(AFFECTS LOTS 1 AND 2)

16. ON SITE RETENTION AS NOTED ON THE PLAT OF REVERE'S RESUBDIVISION RECORDED AS DOCUMENT 90130798.

(AFFECTS LOTS 1 AND 2)

17. SITE RETENTION PLUS RETENTION FOR LOT 4 AS NOTED ON THE PLAT OF REVERE'S RESUBDIVISION RECORDED AS DOCUMENT 90130798.

(AFFECTS LOT 3)

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