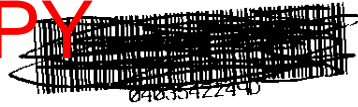


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SPECIAL WARRANTY DEED



AFTER RECORDING MAIL TO:

Abraham A. Gutnicki, Esq.
5940 W. Touhy Ave, Suite 350
Niles, IL 60714

Doc#: 0403542249
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 02/04/2004 11:11 AM Pg: 1 of 4



NAME AND ADDRESS OF TAXPAYER:

TAG Properties 18, LLC
5940 West Touhy Ave.
Suite 350
Niles, IL 60714

Doc#: 0410727001
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 04/16/2004 09:51 AM Pg: 1 of 4

THIS INSTRUMENT, made this 9th day of January, 2004, between **TURNING POINT BEHAVIORAL HEALTH CARE CENTER**, an Illinois not for profit corporation, Grantor, and **TAG PROPERTIES 18, LLC**, an Illinois limited liability company, Grantee,

WITNESSETH, that 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 Grantee, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantee, **FOREVER** all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the hereinaunts and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, its predecessors, and its successors, does covenant, promise and agree to and with Grantee, and its successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL**

WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the exceptions set forth on Exhibit B attached hereto and made a part hereof.

The Tenant of Unit 1 has waived or has failed to exercise the right of first refusal. Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants for 8320-8324 Condominium, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents on the day and year first above written.

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 10
Paid: \$2550.00
Skokie Office 01/15/04

TURNING POINT BEHAVIORAL
HEALTH CARE CENTER,
an Illinois not for profit corporation
By: Ann F. Raney
Ann F. Raney, Chief Executive Officer

①
8/88502 Data
Re-record To Add Skokie Stamp

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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, **CERTIFY THAT** Ann F. Raney, personally known to me to be the Chief Executive Officer of **TURNING POINT BEHAVIORAL HEALTH CARE CENTER**, an Illinois not for profit corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such she signed and delivered the instrument as Chief Executive Officer of said corporation, pursuant to authority given by the Board of Directors of said corporation, as her 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 notarial seal, this 9th day of January, 2004.

Margaret J. Crement
Notary Public

My commission expires on 2/25 2006



NAME AND ADDRESS OF PREPARER:

Darrin S. Baim, Esq.
Field & Golan
70 West Madison
Suite 1500
Chicago, Illinois 60602

Exempt under provisions of Paragraph B,
Section 4, Real Estate Transfer Tax Act.

1/9/04 Darrin Baim
Date Esq. Real Estate Representative

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

UNIT 2 IN THE 8320-8324 SKOKIE BOULEVARD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 2 IN TURNING POINT RESUBDIVISION OF LOT 1 OF THE PLAT OF CONSOLIDATION ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 8, 1999 AS DOCUMENT 09145587, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 040121120, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N.: 10-21-402-101-0000

Address: 8320 Skokie Boulevard, Skokie, Illinois 60077

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EXHIBIT B

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES, GENERAL AND SPECIAL ASSESSMENTS AND ANY SIMILAR TAXES OR CHARGES IMPOSED IN RESPECT OF THE PROPERTY WHICH ARE NOT THEN DUE AND OWING.
2. ACTS DONE OR SUFFERED TO BE DONE BY PURCHASER.
3. GRANT OF EASEMENT TO AND FROM LOT 1, MADE BY ORCHARD MENTAL HEALTH CENTER OF NILES TOWNSHIP NOW KNOWN AS TURNING POINT BEHAVIORAL HEALTH CARE CENTER TO CHICAGO SMSA LIMITED PARTNERSHIP, PURSUANT TO GROUND LEASE FOR A PORTION OF LOT 1, DATED JULY 7, 1999, A MEMORANDUM OF WHICH WAS RECORDED OCTOBER 7, 1999 AS DOCUMENT 9951559, DEMISING SAID PORTION OF LOT 1 FOR A TERM OF YEARS BEGINNING AUGUST 9, 1999 AND ENDING AUGUST 8, 2004, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.

NOTE: LEASE CAN BE EXTENDED FOR FOUR (4) SUCCESSIVE TERMS OF FIVE (5) YEARS EACH.

ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED APRIL 18, 2001 AS DOCUMENT 0010315154 TO CROWN CASTLE GT COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY

4. LICENSE TO USE EASEMENT TO AND FROM LOT 1, MADE BY DROWN CASTLE GT COMPANY LLC TO NEXTEL WEST CORP., A MEMORANDUM OF AGREEMENT OF WHICH WAS ENTERED MARCH 26, 2000 AND RECORDED OCTOBER 3, 2001 AS DOCUMENT 0010919107 MADE BY AND BETWEEN CROWN CASTLE GT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND NEXTEL WEST CORP., A DELAWARE CORPORATION DOING BUSINESS AS NEXTEL COMMUNICATIONS FOR A TERM OF FIVE (5) YEARS COMMENCING ON THE DATE LICENSEE BEGINS CONSTRUCTION OF THE LICENSEE FACILITIES OR NINETY (90) DAYS FROM DATE OF FULL EXECUTION OF THE SITE LICENSE, WHICHEVER FIRST OCCURS, PLUS THREE (3) SUCCESSIVE FIVE (5) YEAR PERIODS.
5. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. _____, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
6. DECLARATION OF EASEMENT DATED _____, 2004 AND RECORDED _____ AS DOCUMENT _____ MADE BY TURNING POINT BEHAVIORAL HEALTH CARE CENTER, PROVIDING MEANS OF ACCESS TO AND FROM LOT 1, AFORESAID.
7. TERMS, CONDITIONS AND PROVISIONS OF VILLAGE OF SKOKIE ORDINANCE NO. 03-11-R-830 DATED NOVEMBER 3, 2003 AND RECORDED _____ AS DOCUMENT _____ APPROVING A PLAT OF RESUBDIVISION.
8. TERMS, CONDITIONS AND PROVISIONS OF VILLAGE OF SKOKIE ORDINANCE NO. 03-11-Z-3224 DATED NOVEMBER 3, 2003 AND RECORDED _____ AS DOCUMENT _____ APPROVING A ZONING RECLASSIFICATION FROM M-2 TO B-3.