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After recording, return to:

Michael R. Ek, Ltd.
896 North Quentin Road
Palatine, Illinois 60067
Attn: Michael R. Ek



Doc#: 0411010018
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 04/19/2004 09:44 AM Pg: 1 of 4

Send Subsequent Tax Bills to:

Prospect Court Limited Partnership
880 Lee Street, Suite 303
Des Plaines, Illinois 60016

SPECIAL WARRANTY DEED (ILLINOIS)

GREAT LAKES REIT, L.P., a Delaware limited partnership ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration paid by PROSPECT COURT LIMITED PARTNERSHIP, an Illinois limited partnership ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, as GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of that certain lot, tract or parcel of land situated in Lake County, Illinois, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the ("Property").

For the same consideration recited above, Grantor hereby BARGAINS, SELLS and TRANSFERS, without warranty, express or implied, all interest, if any, of Grantor in (i) strips or gores, if any, between the Property and abutting or immediately adjacent properties, and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or immediately adjacent to the Property.

This conveyance is made subject and subordinate to the encumbrances and exceptions ("Permitted Exceptions") described in Exhibit "B" attached hereto and incorporated herein by reference for all purposes, but only to the extent they affect or relate to the Property, and without limitation or expansion of the scope of the special warranty herein contained.

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TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions as aforesaid, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the Property, subject to the Permitted Exceptions, unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

EXECUTED as of the 12th day of April, 2004.

GRANTOR:

Great Lakes REIT, L.P., a Delaware limited partnership
By: Great Lakes REIT, a Maryland real estate investment trust, its sole general partner

By: *Adam E. Berman*
Adam E. Berman, Senior Vice-President

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

I, a notary public, in and for the County and the State aforesaid, do hereby certify that Adam E. Berman, the Senior Vice-President of Great Lakes REIT, a Maryland real estate investment trust, the sole general partner of Great Lakes REIT, L.P., a Delaware limited partnership, personally known to me to be the same person whose name is subscribed in the foregoing instrument as such officer, appeared before me this day in person and being first duly sworn by me, acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said corporation, and as the free and voluntary act of said limited partnership for the uses and purpose therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal this 9th day of April, 2004.

Janet L. Burrows
Notary Public

My commission expires: 8-24-07



This instrument was prepared by:
Adam E. Berman, Esq., Great Lakes REIT, 823 Commerce Drive, Suite 300, Oak Brook, IL 60523

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EXHIBIT A

LEGAL DESCRIPTION

LOT 15 AND THAT PART OF LOT 16 LYING EASTERLY OF THE FOLLOWING DESCRIBED COURSES:

BEGINNING ON THE NORTH LINE OF SAID LOT 16, 92.74 FEET WESTERLY OF THE NORTHEAST CORNER SAID LOT 16;
 THENCE S-00°05'27"-E, A DISTANCE OF 295.84 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 3.00 FEET;
 THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4.70 FEET TO A POINT OF TANGENCY;
 THENCE S-89°53'23"-E, A DISTANCE OF 12.89 FEET;
 THENCE S-00°07'17"-W, A DISTANCE OF 20.66 FEET TO A POINT OF ENDING ON THE SOUTH LINE OF SAID LOT 16. A DISTANCE OF 75.75 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 16, IN ARLINGTON PARK OFFICE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 3455 Salt Creek Lane, Arlington Heights, Illinois

Permanent Index Numbers: 02-25-100-025-0000
~~02-26-201-024-0000~~
 02-25-100-023
 02-25-100-024

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EXHIBIT B

PERMITTED EXCEPTIONS

1. 2003 real estate taxes not yet due or payable.
2. Existing unrecorded lease with Greenberg, Farrow Architecture, Inc., and all rights thereunder of the lessee and of any person or party claiming by, through or under the lessee.
3. Building lines and easements as shown on the Plat of Subdivision of Arlington Park Office Centre, recorded May 23, 1980 as Document No. 25466742, together with the easement provisions contained thereon.
4. Terms and provisions contained in the Declaration of Covenants, Conditions and Restrictions of Arlington Park Office Centre dated and recorded June 6, 1980 as Document No. 25479286.

Assignment and Assumption recorded July 8, 1981 as Document No. 25930872.

First Amendment recorded October 25, 1984 as Document No. 27310484.

5. Interest of utility companies to maintain pad mounted electrical transformers shown on Survey made by Sergeant engineering Company Ltd., dated December 16, 1997 and revised August 27, 1997 as Project No. 9316
6. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, and/or their successors in interest, for pole lines, conduits and maintenance purposes granted by document 27091940, recorded on May 16, 1984, and the terms and conditions thereof.
7. Acts of Grantee

