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Doc#: 0420945168
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 07/27/2004 02:24 PM Pg: 1 of 6

RECORDING REQUESTED BY
AND WHEN RECORDED
RETURN TO:

PIRCHER, NICHOLS & MEEKS
900 North Michigan Avenue
Suite 1050
Chicago, Illinois 60611
Attn: Eugene Leone

1 of 4 DEC

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THE UNDERSIGNED GRANTOR DECLARES:

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WOODFIELD GARDENS ASSOCIATES**, an Illinois limited partnership ("Grantor"), does hereby GRANT, BARGAIN AND SELL to **FUND VII WG ROLLING MEADOWS, L.L.C.**, a Delaware limited liability company ("Grantee"), having an address of One North Franklin Street, Suite 1150, Chicago, Illinois 60606, and its successors and assigns, FOREVER, the real property located in the City of Rolling Meadows, County of Cook, State of Illinois, and more particularly described in **Exhibit "A"** attached hereto and made a part hereof, together with, all and singular, the tenements, hereditaments, easements, rights-of-way and appurtenances belonging or in anywise appertaining to the same, subject solely to the matters set forth in **Exhibit "B"** attached hereto and made a part hereof.

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple subject, however, to the matters set forth in **Exhibit "B"** attached hereto and made a part hereof; that Grantor has good right and lawful authority to sell and convey said real property; and hereby warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

ADDRESS OF REAL ESTATE:

4700 Arbor Drive
Rolling Meadows, Illinois

PERMANENT TAX IDENTIFICATION NUMBERS:

07-12-203-007
07-12-203-008
07-12-203-011
08-07-203-012

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UNOFFICIAL COPY**Exhibit "A"****LEGAL DESCRIPTION****PARCEL 1:**

THAT PARCEL OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ AND THE EAST 40 RODS OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE AFORESAID EAST 40 RODS; THENCE NORTHWARD ALONG THE WEST LINE OF SAID EAST 40 RODS, NORTH 00 DEGREES 17 MINUTES 18 SECONDS WEST, A DISTANCE OF 406.18 FEET; THENCE SOUTH 68 DEGREES 30 MINUTES 23 SECONDS EAST, A DISTANCE OF 71.07 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 68 DEGREES 30 MINUTES 23 SECONDS EAST, A DISTANCE OF 408.93 FEET; THENCE SOUTH 05 DEGREES 29 MINUTES 38 SECONDS EAST, A DISTANCE OF 388.44 FEET; THENCE SOUTH 38 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 235.00 FEET; THENCE SOUTH 81 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 240.00 FEET; THENCE SOUTH 03 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 35 FEET; THENCE SOUTH 81 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 490 FEET; THENCE SOUTH 12 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 422.02 FEET; THENCE NORTH 84 DEGREES 31 MINUTES 25 SECONDS WEST, A DISTANCE OF 124.05 FEET; THENCE NORTHWARD ALONG A LINE, BEING 66 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12, NORTH 00 DEGREES 23 MINUTES, 00 SECONDS WEST, A DISTANCE OF 810.93 FEET; THENCE EASTWARD ALONG A LINE, BEING 66 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12, NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 673.65 FEET; THENCE NORTHWARD ALONG A LINE, BEING 66 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 40 RODS OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12, NORTH 00 DEGREES 17 MINUTES 18 SECONDS WEST A DISTANCE OF 445.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, BEING THE EQUIVALENT OF LOT 1 OR RAMBLIN ROSE ESTATES UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1965 AS DOCUMENT NO. 19394286.

PARCEL 2:

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12; THENCE SOUTHWARD ALONG THE EAST LINE OF SAID SOUTHEAST $\frac{1}{4}$, SOUTH 00 DEGREES 17 MINUTES 18 SECONDS EAST, A DISTANCE OF 180 FEET; THENCE NORTH 84 DEGREES 18 MINUTES 00 SECONDS WEST, A DISTANCE OF 22.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS EAST, A DISTANCE OF 183.34 FEET; THENCE SOUTH 74 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 372.19 FEET; THENCE SOUTH 05 DEGREES 57 MINUTES 00 SECONDS EAST, A DISTANCE OF 28 FEET; THENCE SOUTH 84 DEGREES 53 MINUTES 50 SECONDS WEST, A DISTANCE OF 566.67 FEET; THENCE NORTH 08 DEGREES 35 MINUTES 00 SECONDS WEST, A DISTANCE OF 66.00 FEET; THENCE NORTH 81 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 395.00 FEET; THENCE NORTH 03 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF 35.00 FEET; THENCE NORTH 81 DEGREES 55 MINUTES 00 SECONDS EAST, A DISTANCE OF 240.00 FEET; THENCE NORTH 38 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 235.00 FEET; THENCE SOUTH 84 DEGREES 18 MINUTES 00 SECONDS EAST, A DISTANCE OF 157.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, BEING THE EQUIVALENT OF LOT 2 (EXCEPTING THE EASTERLY 22.00 FEET OF SAID LOT

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2, AS MEASURED PERPENDICULAR TO THE EASTERLY LINE THEREOF) OF RAMLIN ROSE ESTATE UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1965 AS DOCUMENT NO. 19394286.

PARCEL 3:

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ AND OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THAT PART OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST CORNER OF LOT 2 OF RAMLIN ROSE ESTATES UNIT NO. 1, RECORDED MARCH 1, 1965 AS DOCUMENT NO. 19394286; THENCE EASTWARD, ALONG THE NORTHERNMOST LINE OF SAID LOT 2, SOUTH 84 DEGREES 18 MINUTES 00 SECONDS EAST, A DISTANCE OF 157.88 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS EAST, A DISTANCE OF 133.34 FEET; THENCE SOUTH 74 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 372.19 FEET; THENCE SOUTH 05 DEGREES 57 MINUTES 00 SECONDS EAST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 84 DEGREES 53 MINUTES 50 SECONDS WEST, A DISTANCE OF 566.67 FEET; THENCE NORTH 08 DEGREES 35 MINUTES 00 SECONDS WEST, A DISTANCE OF 66.00 FEET; THENCE SOUTH 81 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 95 FEET; THENCE SOUTH 12 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 422.02 FEET; THENCE SOUTH 8 DEGREES 31 MINUTES 25 SECONDS EAST, A DISTANCE OF 884.92 FEET; THENCE NORTH 48 DEGREES 17 MINUTES 22 SECONDS EAST, A DISTANCE OF 166.73 FEET; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE SOUTHEAST, OF 492.50 FEET IN RADIUS, HAVING A CHORD LENGTH OF 78.51 FEET ON A BEARING OF NORTH 35 DEGREES 08 MINUTES 48 SECONDS EAST, FOR AN ARC LENGTH OF 78.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 30 DEGREES 34 MINUTES 31 SECONDS EAST, A DISTANCE OF 66.17 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE NORTHWEST OF 420.50 FEET IN RADIUS, FOR AN ARC LENGTH OF 93.14 TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE NORTHWEST, OF 320.50 FEET IN RADIUS, FOR AN ARC LENGTH OF 132.96 FEET TO A POINT OF TANGENCY; THENCE NORTH 67 DEGREES 02 MINUTES 11 SECONDS EAST, A DISTANCE OF 89.20 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE SOUTHEAST, OF 120.39 FEET IN RADIUS, FOR AN ARC LENGTH OF 133.63 FEET TO A POINT OF TANGENCY; THENCE NORTH 03 DEGREES 26 MINUTES 34 SECONDS EAST, A DISTANCE OF 721.27 FEET TO THE MOST EASTERLY CORNER OF THE TRACT OF LAND CONVEYED BY DEED RECORDED NOVEMBER 14, 1984 AS DOCUMENT NO. 27336938; THENCE NORTH 89 DEGREES 06 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 310.03 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS WEST, A DISTANCE OF 120.76 FEET; THENCE NORTH 68 DEGREES 30 MINUTES 23 SECONDS WEST, A DISTANCE OF 230.74 FEET; THENCE SOUTH 5 DEGREES 29 MINUTES 38 SECONDS EAST, A DISTANCE OF 388.44 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Common Address: 4700 Arbor Drive
Rolling Meadows, Illinois 60008

Permanent Index Numbers: 07-12-203-007
07-12-203-008
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Exhibit "B"

PERMITTED EXCEPTIONS

1. General Real Estate Taxes for 2003 (second installment) and subsequent years for tax parcel numbers:
 - 07-12-203-007 (affects Parcel 1)
 - 07-12-203-008 (affects Parcel 2 and 3)
 - 07-12-203-011 (affects Parcel 3)
 - 08-07-203-012 (affects Parcel 1)

2. Mortgage dated June 18, 1999 and Recorded June 21, 1999 as Document Number 99593972 made by Woodfield Gardens Associates, an Illinois Limited partnership to Morgan Guaranty Trust Company of New York to secure a note for \$24,200,000.00, and the terms and conditions thereof.

Assignment of Mortgage and Security Agreement from Morgan Guaranty Trust Company of New York to State Street Bank and Trust Co. as Trustee for J.P. Morgan Commercial Mortgage Finance Corporation, mortgage pass-through certificates series 1999-C8 recorded July 6, 2000 as Document 00499165

Assignment of Mortgage and Security Agreement from State Street Bank and Trust Co. to U.S. Bank National Association as Trustee for J.P. Morgan Commercial Mortgage Finance Corporation, mortgage pass-through certificates series 1999-C8 recorded July __, 2004 as Document _____.

3. Assignment of Leases and Rents dated June 18, 1999 and recorded June 21, 1999 as Document 99593973 made by Woodfield Gardens Associates to Morgan Guaranty Trust Company of New York.

Assignment of Assignment of Leases and Rents from Morgan Guaranty Trust Company of New York to State Street Bank and Trust Co. as Trustee for J.P. Morgan Commercial Mortgage Finance Corporation, mortgage pass-through certificates series 199-C8 recorded July 6, 2000 as Document 00499164.

Assignment of Assignment of Leases and Rents from State Street Bank and Trust Co. to U.S. Bank National Association as Trustee for J.P. Morgan Commercial Mortgage Finance Corporation, mortgage pass-through certificates series 1999-C8 recorded July __, 2004 as Document _____.

4. Financing Statement evidencing an indebtedness from Woodfield Gardens Associates, Debtor, to Morgan Guaranty Trust Company of New York, secured party, filed on June 21, 1999 as Number 99U06455.

5. Declaration of Covenants made October 19, 1998 by LaSalle National Bank, as Trustee under Trust Number 106823, Woodfield Gardens Associates, an Illinois Limited Partnership, and WHBC Real Estate, L.L.C., a Delaware Limited Liability Company, recorded October 26, 1998 as Document 98960736.

6. Easement granted to Northern Illinois Gas Company, Illinois Bell Telephone Company and Commonwealth Edison Company as created by the Plat of Dedication of Utility Easements recorded June 24, 1965 as Document Number 19506429 over all of Lots 1 and 2, except those areas designated as non-easement area on the Plan of Ramlin Rose Estates Unit No. 1, aforesaid, recorded March 1, 1965 as Document Number 19394286.

7. Easement in favor of City of Rolling Meadows and Rolling Meadows Fire Protection District for the purpose of fire lane for ingress and egress recorded September 26, 1967 as Document Number 20272668 affecting the 16 foot wide strip running generally east-west through the land as more specifically shown on the plat attached as Exhibit "A" to said instrument of the land, and the terms and provisions contained therein.

8. Easement in favor of the Metropolitan Sanitary District of Greater Chicago for the purpose of intercepting sewer (upper Salt Creek intercepting sewer number 3, contract number 68-4-6-2S) recorded August 31,

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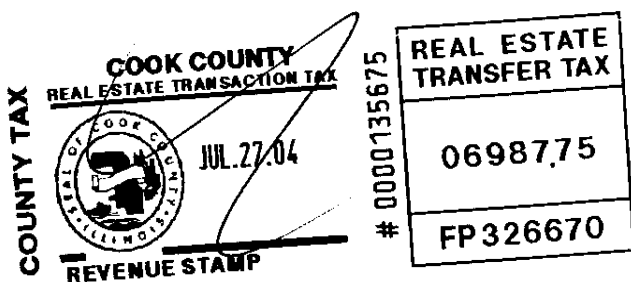
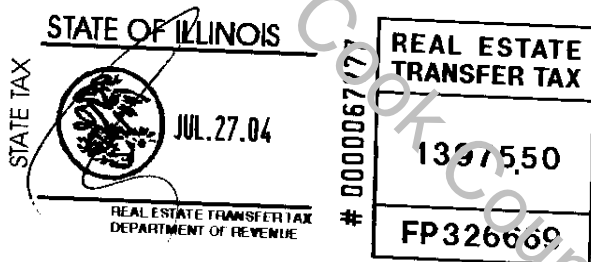
1970 as Document Number 21252158 affecting the easterly 33 feet of parcel 3 of the land, and the terms and provisions contained therein.

- 9. Easement for drainage purposes granted by Deed to the Illinois State Toll highway Commission dated August 6, 1957 and recorded August 9, 1957 as Document Number 16981758.

(Affects part of Parcel 3 as described in document).

- 10. Perpetual easement, right and privilege of use for the purpose of recreation and swimming thereon, as well as the maintenance, repair and replacement thereof and ingress and egress thereto and therefrom in, to, upon and over Parcel 2 for the benefit of Parcels 1 and 3, as contained in the Declaration recorded as Document Number 19390888 and re-recorded as Document Number 19824326 as amended by Documents Number 20112679 and 20820707.

- 11. Encroachment of parking spaces, curbs, driveways and asphalt pavement over the property lines as shown on survey made by James M. Ellman dated June 11, 1999 as Order No. 9905100, last revised April 23, 2004.



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