

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

04030952 196 Fee  
THIS INDENTURE, made this 30 day of SEPT, 2004, by SIMON PROPERTY GROUP (ILLINOIS), L.P., an Illinois limited partnership, 115 W. Washington Street, Indianapolis, Indiana 46204 ("Grantor"), to and in favor of CJA PROPERTIES, an Illinois general partnership ("Grantee");

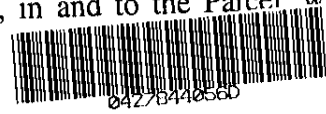
### WITNESSETH THAT:

Grantor, for valuable consideration, does hereby grant, with special warranty covenants, unto the Grantee, its successors and assigns, all of the parcel of land lying and being in Cook County, Illinois, consisting of approximately .181 acre, as more fully described in EXHIBIT A attached hereto and made a part hereof (hereinafter referred to as the "Parcel");

TOGETHER, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor either in law or in equity, of, in and to the Parcel with the hereditaments and appurtenances;

### BUT SUBJECT TO:

- (i) all streets and public rights of way;
- (ii) all laws, rules and/or regulations (federal, state and/or local) now in effect;
- (iii) restrictions, encumbrances, reservations, limitations, conditions, easements, agreements and/or other matters affecting the Parcel, if of public record; and
- (iv) all real estate taxes and assessments not due and payable as of the date hereof.



Doc#: 0427844056  
Eugene "Gene" Moore Fee: \$54.50  
Cook County Recorder of Deeds  
Date: 10/04/2004 02:09 PM Pg: 1 of 4

STATE TAX	STATE OF ILLINOIS
	OCT.-4.04
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

# 000011023	REAL ESTATE TRANSFER TAX
	01400.00
	FP326660

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX
	OCT.-4.04
	REVENUE STAMP

# 0000141965	REAL ESTATE TRANSFER TAX
	00700.00
	FP326670

4

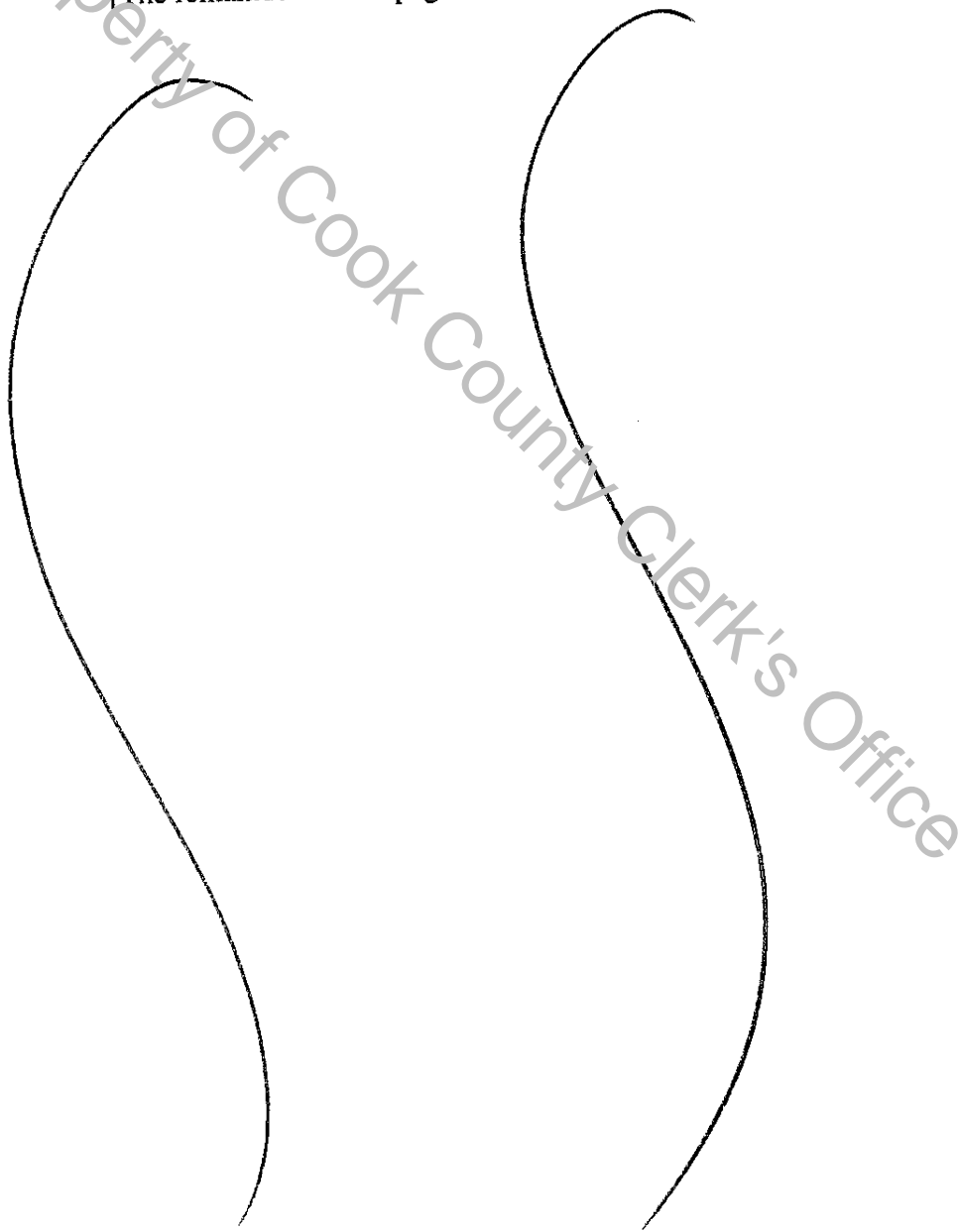
# UNOFFICIAL COPY

TO HAVE AND TO HOLD, the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

And Grantor will warrant and defend title to the Parcel against all parties lawfully claiming the same from, through or under it, but against no others.

And Grantor hereby covenants and warrants that it is fully authorized to convey the Parcel as set forth herein.

[The remainder of this page is deliberately left blank.]



UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed, the day and year first above written.

GRANTOR

SIMON PROPERTY GROUP (ILLINOIS), L.P., an Illinois limited partnership

By: CHARLES MALL COMPANY LIMITED PARTNERSHIP, a Maryland limited partnership, General Partner

By: SIMON PROPERTY GROUP (DELAWARE), INC., a Delaware corporation, General Partner

By: David Simon Chief Executive Officer

STATE OF INDIANA ) ) SS: ) COUNTY OF MARION )

Before me, a Notary Public in and for said County and State, personally appeared David Simon, to me personally known as the Chief Executive Officer of Simon Property Group (Delaware), Inc., a Delaware corporation, General Partner of Charles Mall Company Limited Partnership, a Maryland limited partnership, General Partner of Simon Property Group (Illinois), L.P., an Illinois limited partnership, who acknowledged his execution of the foregoing instrument for and on behalf of said corporation by authority of its Board of Directors.

WITNESS my hand and notarial seal this 29 day of September, 2004.



JAN L. LOCKE Comm. Exp. 10-22-2009 Res. of Johnson Co.

Signature of Notary Public

This instrument was prepared by and after recording should be returned to:

Risé A. Friedman, Esq. Simon Property Group 115 W. Washington Street Indianapolis, Indiana 46204

Mail To: RAJAO ROSENBLUM 111 W. WASHINGTON 823 CHICAGO, IL 60602

# UNOFFICIAL COPY

## Exhibit A

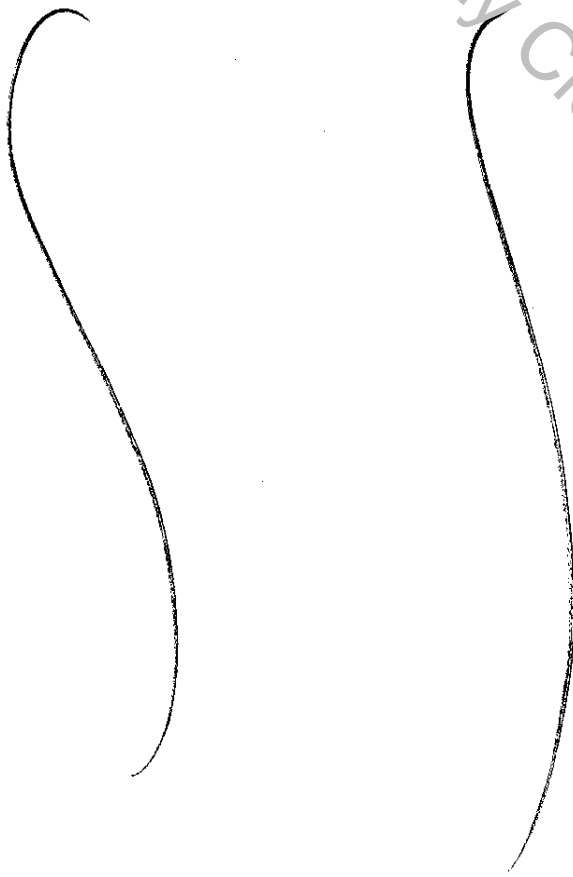
### LEGAL DESCRIPTION

That part of the North three-quarters of Lot 11 (except the East 2 rods of the North 18 rods thereof) in School Trustees Subdivision of Section 16, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, except therefrom that part dedicated for La Grange Road and 60<sup>th</sup> Place by plat of dedication recorded January 31, 1977 as document number 23805144, excepting therefrom the South one-half of the right of way of vacated 59<sup>th</sup> Street lying West of the West line of LaGrange Road and East of the West line of the Northeast quarter of the Southwest quarter of Section 16, Township 38 North, Range 12 East of the Third Principal Meridian, conveyed by deed recorded July 1, 1987 as document number 87360087, in Cook County, Illinois, described as follows:

Beginning at a point 11.84 feet South and 20.98 West of the Northeast corner of the above referenced tract; thence South 00° 00' 00" West 86.00 feet; thence South 90° 00' 00" West 33 feet; thence South 00° 00' 00" West 9.00 feet; thence South 90° 00' 00" West 32.00 feet; thence North 00° 00' 00" West 61.00 feet; thence North 00° 00' 00" East 86.00 feet; thence North 90° 00' 00" East 126.00 feet to the place of beginning.

Property: 181 Countryside Plaza  
Countryside, IL

P.I.N. 18.16.301.002.0000



Property of Cook County Clerk's Office