

# UNOFFICIAL COPY

3 OF 7

10578269 A

THIS INSTRUMENT WAS PREPARED BY: )

Elchanan Finestone )  
Pircher Nichols & Meeks )  
900 North Michigan Avenue )  
Suite 1050 )  
Chicago, Illinois 60611 )

AFTER RECORDING RETURN TO: )

John M. Valentine )  
Pircher Nichols & Meeks )  
900 North Michigan Avenue )  
Suite 1050 )  
Chicago, Illinois 60611 )



Doc#: 0504903118  
Eugene "Gene" Moore Fee: \$38.50  
Cook County Recorder of Deeds  
Date: 02/18/2005 03:00 PM Pg: 1 of 8

(Space reserved for recording data.)

## SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 15<sup>th</sup> day of February, 2005, between GSP I, LLC, an Oregon limited liability company ("Grantor"), having an address of 900 North Michigan, Suite 1900, Chicago, Illinois 60611, and Walton GSP Glenview IV, L.L.C., a Delaware limited liability company ("Grantee"), having an address of 900 North Michigan, Suite 1900, Chicago, Illinois 60611.

WITNESSETH, that, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell to Grantee, and its successors and assigns forever, that certain land, situate, lying and being in the County of Cook, State of Illinois commonly known as 1900 East Lake Street, Glenview, Illinois, and being more particularly described in Exhibit A attached hereto and made a part hereof (the "Property").

TOGETHER WITH all tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

AND SUBJECT TO those matters as contained in Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property, with the appurtenances, in fee simple, unto Grantee, its successors and assigns, to its own proper use and benefit forever.

AND GRANTOR, for itself and for its successors and assigns, does specially warrant the title to the Property and will defend the same against the lawful claims (other than those set forth on Exhibit B) of all persons claiming by, through or under Grantor, but not otherwise.

No Transfer Taxes are due pursuant to 35 ILCS 200/31-45(e)

2/15/04 Arnold Krauth

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IN WITNESS WHEREOF, Grantor hereby executes this instrument as of the day and year first above written.

**GSP I, LLC,**  
an Oregon limited liability company

By: GSP I Acquisition LLC,  
an Illinois limited liability company,  
its Sole Member

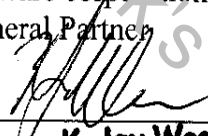
By: Walton GSP Investors IV, L.L.C.,  
a Delaware limited liability company,  
its Sole Member

By: Walton GSP Holdings IV, L.L.C.,  
a Delaware limited liability company,  
its Managing Member

By: Walton Street Real Estate Fund IV, L.P.,  
a Delaware limited partnership,  
its Managing Member

By: Walton Street Managers IV, L.P.,  
a Delaware limited partnership,  
its General Partner

By: WSC Managers IV, Inc.,  
a Delaware corporation,  
its General Partner

By:   
Name: K. Jay Weaver  
Title: Vice President

Maintax bill to:

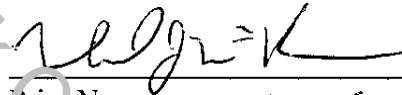
Walton GSP Glenview IV, LLC  
900 North Michigan, Suite 1900  
Chicago, IL 60611

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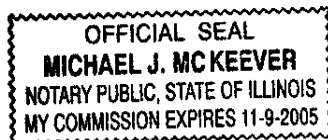
STATE OF ILLINOIS )  
 ) ss:  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that K. JAY WEAVER, as VICE PRESIDENT of WSC Managers IV, Inc., a Delaware corporation, the general partner of Walton Street Managers IV, L.P., a Delaware limited partnership, the general partner of Walton Street Real Estate Fund IV, L.P., a Delaware limited partnership, the managing member of Walton GSP Holdings IV, L.L.C., a Delaware limited liability company, the managing member of Walton GSP Investors IV, L.L.C., a Delaware limited liability company, the sole member of GSPI Acquisition LLC, an Illinois limited liability company, the sole member of GSP I, LLC, an Oregon limited liability company is 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 he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11th day of February, 2005.

  
Print Name: MICHAEL J. MCKEEVER  
Notary Public

Commission Expiration: 11/9/2005



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## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROPERTY

THAT PART OF LOT B IN TALL TREES UNIT TWO, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF SUB-LOTS 2, 3, AND 4 TAKEN AS ONE TRACT, IN PARTITION, ACCORDING TO THE WILL OF JUDITH REED, OF LOT 3 IN WILLIAM REED'S SUBDIVISION OF PART OF THE SOUTH HALF OF SECTIONS 26 AND 27, TOWNSHIP AND RANGE AFORESAID, LYING SOUTHERLY OF AND ADJOINING A LINE DRAWN FROM A POINT ON THE SOUTHWESTERLY LINE OF THE AFORESAID SUB-LOT 4, SAID POINT BEING 1124.595 FEET SOUTHEASTERLY OF THE NORTHWESTERLY CORNER OF SUB-LOT 6 IN THE AFORESAID PARTITION (AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SUB-LOTS 4, 5 AND 6 IN SAID PARTITION) TO A POINT ON THE WESTERLY LINE OF BLOCK 10 IN THE AFORESAID TALL TREES UNIT TWO SUBDIVISION, SAID POINT BEING 299.95 FEET NORTHWESTERLY OF THE SOUTHWESTERLY CORNER OF LOT 16 IN SAID BLOCK 10 (AS MEASURED ALONG THE WESTERLY LINE THEREOF), EXCEPTING FROM THE ABOVE-DESCRIBED PARCEL OF LAND OF THAT PART OF SAID SUB-LOTS 2 AND 3 TAKEN FOR THE AFORESAID TALL TREES UNIT TWO SUBDIVISION AND ALSO EXCEPTING FROM THE AFORESAID SUB-LOTS 3 AND 4 THAT PART THEREOF TAKEN FOR EAST LAKE AVENUE AS SHOWN ON PLAT OF SURVEY DOCUMENT NUMBER 20133449, BEING THAT PART OF SAID SUB-LOTS 3 AND 4 LYING SOUTHERLY OF AND ADJOINING A LINE DRAWN FROM A POINT ON THE SOUTHEASTERLY LINE OF SAID SUB-LOT 4, SAID POINT BEING 122.96 FEET NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID SUB-LOT 4 (AS MEASURED PERPENDICULARLY TO SAID WESTERLY EXTENSION) TO A POINT ON THE EAST LINE OF THE AFORESAID SUB-LOT 3, SAID POINT BEING 72.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SUB-LOT 3 (AS MEASURED ALONG THE EAST LINE THEREOF), ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 1900 East Lake Street, Glenview, Illinois.

Permanent Tax Parcel Nos.: 04-26-306-004; 04-26-300-32.

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## EXHIBIT B

### EXCEPTIONS TO TITLE

Property of Cook County Clerk's Office

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## EXHIBIT B

### EXCEPTIONS TO TITLE

1. General real estate taxes for 2004 and subsequent years.
2. Drainage ditch along part of the West line of the Property as shown on survey prepared by National Survey Service, Inc. under No. N-125996 last revised February 9, 2005.
3. Grant to Commonwealth Edison Company and Illinois Bell Telephone Company recorded as Document No. 18477258.
4. Grant of Easement to Village of Glenview relating to water pipes recorded as Document No. 25380102.
5. Grant of Easement to Northern Illinois Gas for gas facilities recorded as Document No. 19159402.
6. Encroachment of the following structures as disclosed by survey prepared by National Survey Service, Inc. under No. N-125996 last revised February 9, 2005:
  - a) Fence from Lots 15 and 16 of Tall Trees Unit Two Subdivision ("Tall Trees Two") over east line of Property by .3 feet
  - b) Fence from Lot 17 of Tall Trees Two over east line of Property by .9 feet;
  - c) Fence from Lot 19 of Tall Trees Two over east line of Property by 10 feet;
  - d) Fence from Lot 23 of Tall Trees Two over east line of Property by 8 feet;
  - e) Fence from Lot 24 of Tall Trees Two over east line of Property by 35 feet;
  - f) Fences from Lot 27 of Tall Trees Unit One Subdivision ("Tall Trees One") over southeast line of Property by 20 feet and 1.5 feet;
  - g) Overhead Wires along southwesterly part of Property;
  - h) Fence from the Property over the west line by about 2 feet;
  - i) Cable TV Pedestal near easterly line of Property;
  - j) An 8.2 foot by 8.2 foot frame shed and adjoining concrete area over the east line of Property.
7. Rights of Commonwealth Edison company under unrecorded electric service station agreement Number N-1812 dated August 17, 1965 as disclosed by utility letter dated March 13, 1986.

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8. Easements and rights of Cablenet Associates in the utility easement along the southerly line of the Property and by reason of encroachment of pedestal utility box by approximately 12 feet north of the 5 foot rear utility easement of Tall Trees One in the northeast corner of Lot 27, all as disclosed by utility letter dated April 3, 1986.
9. Lease between Scott, Foresman and Company and NAHI Real Estate Corporation as disclosed by memorandum of lease recorded in Document No. 90285646, and assigned by Scott, Foresman and Company to Glenview-Scranton Partnership by assignment recorded as Document No. 90287582, as further assigned by Glenview-Scranton Partnership to GSP I Corporation, GSP II Corporation and GSP III Corporation by Confirmation of Assignment and Assumption of Lease dated December 15, 1992 as further affected Assignment and Assumption Agreement recorded as Document No. 97-337597.
10. Right of Scott, Foresman and Company pursuant to that certain unrecorded Agreement of Sublease between NAHI Real Estate Corporation and Scott, Foresman and Company dated June 15, 1990, as amended September 28, 1990.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

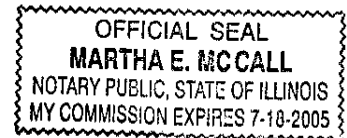
Dated FEB 16, 2005 Signature Arnold P. Krinski

Subscribed and sworn to before me

by the said ARNOLD P. KRINSKI

this 16<sup>th</sup> day of Feb, 2005

Martha E. McCall  
Notary Public



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

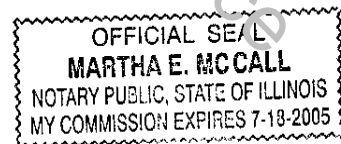
Dated FEB. 16, 2005 Signature Arnold P. Krinski

Subscribed and sworn to before me

by the said ARNOLD P. KRINSKI

this 16<sup>th</sup> day of Feb, 2005

Martha E. McCall  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C Misdemeanor for the first offence and of a Class A Misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if except under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)