

# UNOFFICIAL COPY

Document prepared by:

ANT, LLC  
5720 LBJ Freeway, Suite 190  
Dallas, Texas 75240

When recorded Mail to:

Barnett Leasing Group, LLC  
19567 27<sup>th</sup> Avenue NW  
Seattle, Washington 98177



Doc#: 0522339016  
Eugene "Gene" Moore Fee: \$36.50  
Cook County Recorder of Deeds  
Date: 08/11/2005 11:09 AM Pg: 1 of 7

*This space reserved for Recorder's use only.*

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## QUITCLAIM DEED


**THIS INDENTURE WITNESSETH:** That **ANT, LLC**, a Delaware limited liability company, whose address is 201 Mission Street, 2<sup>nd</sup> Floor, San Francisco, California 94105, ("Grantor"), for and in consideration of Ten and No/100 Dollars, and other good and valuable consideration, in hand paid by Grantee, the receipt of which is hereby acknowledged, conveys and quitclaims, without any covenants of warranty whatsoever, and without recourse to Grantor, its successors and assigns, to **BARNETT LEASING GROUP, LLC**, a Washington limited liability company, whose address is 19567 27<sup>th</sup> Avenue NW, Seattle, Washington 98177 ("Grantee"), all of Grantor's right, title and interest, if any, in real estate and improvements located in the County of Cook, State of Illinois, as such real property ("Premises") is more particularly described in Exhibit "A", consisting of one (1) page, attached hereto and made a part hereof.


**SUBJECT**, however, to all valid existing interests, including but not limited to, reservations, rights of way and other encumbrances of record or otherwise.

**ALSO SUBJECT TO** any rights granted unto Grantor's affiliates pursuant to that certain Pipeline Easement executed by The Burlington Northern and Santa Fe Railway Company on or about September 23, 1998, and that certain Telecommunications Easement executed by The Burlington Northern and Santa Fe Railway Company on or about December 30, 1998, in connection with the operation of pipelines and communication lines if and to the extent located upon or under the Property, as well as any license, permit, lease or other agreements with third parties which exist in connection with such easements, and the perpetual right to renew or replace such licenses, permits, leases or other agreements with third parties; **FURTHER**, in the event such rights are determined to affect the Property (or any portion thereof), Grantee hereby covenants, for no additional consideration, to cooperate with Grantor and execute any documentation reasonably necessary to cause the foregoing easement rights to be recorded in the public records, should Grantor desire to record such rights in the future.

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<b>COUNTY TAX</b>	<b>COOK COUNTY</b> <b>REAL ESTATE TRANSACTION TAX</b>	<b># 0000168135</b>	<b>REAL ESTATE TRANSFER TAX</b>
	 <b>AUG. 10. 05</b>		<b>0000750</b>
	<b>REVENUE STAMP</b>		<b>FP326670</b>

<b>STATE TAX</b>	<b>STATE OF ILLINOIS</b>	<b># 1000084429</b>	<b>REAL ESTATE TRANSFER TAX</b>
	 <b>AUG. 10. 05</b>		<b>0001500</b>
	<b>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</b>		<b>FP326669</b>

City of Chicago  
 Dept. of Revenue  
 392490



Real Estate  
 Transfer Stamp  
 \$33.75

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**TO HAVE AND TO HOLD** the same unto Grantee, and its successors and assigns, forever.

**IN WITNESS WHEREOF**, the said Grantor has caused this instrument to be signed by its authorized representative, attested by its Assistant Secretary, on this 1<sup>st</sup> day of October, 2003.

ANT, LLC

By: James A. Ball  
Name: James A. Ball  
Title: Director

**ATTEST:**

By: Sydney Freeman  
Name: Sydney Freeman  
Title: Assistant Secretary

STATE OF TEXAS       §  
                                  § SS  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on October 1, 2003, by James A. Ball, who is the Director and Sydney Freeman, who is Assistant Secretary of ANT, LLC, as the free and voluntary act of said limited liability company.



Brandy Story  
Notary Public  
My Commission Expires: 3/27/05

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## EXHIBIT "A"

### Parcel 00344 Q

A parcel of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 20, Township 39 North, Range 14 East of the 3rd P. M., in the City of Chicago, Cook County, Illinois, described as follows, to-wit:

Beginning at a point on the South line of West 16th Street 269.75 feet West of the West line of Peoria Street, according to the recorded plat of Assessor's Subdivision of the N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$  of said Section 20; thence South along the West line of Lot 14 of said Assessor's Subdivision 209 feet 8 inches; thence East 10 feet 3 inches; thence Southeasterly to a point 330.0 feet South, as measured at right angles from the South line of said West 16th Street, and 22.0 feet East, as measured at right angles from the West line of said Lot 14; thence South parallel with the West line of said Lot 14 a distance of 150.0 feet; thence West 15.0 feet; thence North parallel with the West line of said Lot 14 a distance of 165.0 feet; thence Northwesterly 220.0 feet to a point being 23.5 feet Northeasterly, as measured radially from The Burlington Northern and Santa Fe Railway Company's (formerly Chicago, Burlington & Quincy Railroad Company) Main Track centerline, as now located and constructed; thence Northwesterly to a point on the South line of said West 16th Street 90.0 feet West of the Point of Beginning; thence East along said South line 90.0 feet to the Point of Beginning.

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## PLAT ACT AFFIDAVIT – METES AND BOUNDS DESCRIPTION

STATE OF TEXAS                    )  
   )ss  
 COUNTY OF DALLAS                )

James A. Ball, as Director of ANT, LLC, a Delaware limited liability company, being duly sworn on oath, states that his address is 5720 LBJ Freeway, Suite 190, Dallas, TX 75240.

And further states that:

A.  That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

B.  That the attached deed is not in violation of 765 ILCS 205/1 (b), for one of the following reasons:

- 1. The division or subdivision of land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
- 2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
- 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 7. Conveyances made to corrected descriptions in prior conveyances.
- 8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
- 9. The sale of a single lot of less than five (5) acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973.

**AFFIANT FURTHER STATES** that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

**SUBSCRIBED** and sworn to before me this 13<sup>th</sup> day of October, 2003.

Brandy Story  
 NOTARY PUBLIC

ANT, LLC  
 By: James A. Ball  
 James A. Ball



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**ACCEPTED:**

**BARNETT LEASING GROUP, LLC**, a Washington limited liability company

By: *David E. Barnett*  
Name: David E. Barnett  
Its: Manager

STATE OF WASHINGTON           §  
  § ss.  
COUNTY OF KING               §

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **David E. Barnett, Manager** of **BARNETT LEASING GROUP, LLC**, a Washington limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, and to me personally known to be the Manager of said limited liability company, appeared before me this day in person and acknowledged that he signed and accepted said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, being thereunto duly authorized for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6<sup>TH</sup> day of October, 2003.



*Peter C. Dement*  
Notary Public in and for the State of Washington  
Name: PETER C. DEMENT  
My commission expires: 5/14/07

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*This deed does not violate the Plat Act by reason of Provision No. 1 as exempt listed in Section 1 of the Plat Act (765 ILCS 205/1).*

Date: ~~10-0~~ 10-1-03

  
Signature of Grantee, Grantor or Representative

Permanent Tax Index Number 17-20 - 404 - 026 - 020

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