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05335221720

Doc#: 0533522172 Fee: \$36.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/01/2005 04:40 PM Pg: 1 of 7

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

The Talon Group# 11191

9/2/05

UNOFFICIAL COPY**SPECIAL WARRANTY DEED**

THIS DEED made this 1st day of December, 2005 between Glenborough Fund IX, LLC, ("Grantor"), a limited liability company created and existing under and by virtue of the laws of Delaware and duly authorized to transact business in the State of Illinois, having its principal office at 400 S. El Camino Real, Suite 1100, San Mateo, California for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations does hereby CONVEY to YPI Embassy Plaza, LLC, ("Grantee") a limited liability company created and existing under and by virtue of the laws of Delaware and duly authorized to transact business in the State of Illinois having their principal place of business at 5959 Topanga Canyon Boulevard, Suite 200, Woodland Hills, California 91367, and to its successors, assigns and grantees, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and incorporated herein.

COMMONLY KNOWN AS: Embassy Plaza, 1933 North Meacham Road, Schaumburg, Illinois

PROPERTY INDEX NUMBER: 07-12-101-023; 07-12-101-008;
07-12-101-024 + 07-01-101-009

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 the Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantees, their successors, assigns and grantees forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, their successors, assigns and grantees, that it has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

1. Matters which would be disclosed by survey
2. General taxes for 2005 and subsequent years.
3. Any other covenants, conditions, restrictions or easements of record.

 12-1-05
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX

7045

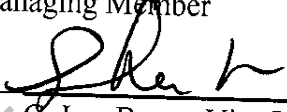
\$11,400.00

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by the Vice President of its Managing Member, the day and year first above written

Glenborough Fund IX, LLC
A Delaware limited liability company

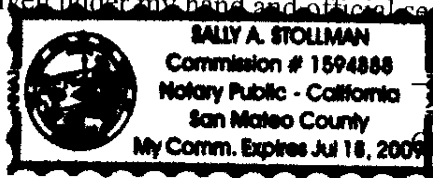
By: GRTIX, Inc.
A Delaware corporation
Its Managing Member

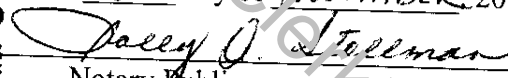
By: 
G. Lee Burns, Vice President

STATE OF CALIFORNIA
) ss.
COUNTY OF SAN MATEO

I the undersigned a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT G. LEE BURNS personally known to me to be the Vice President of GRTIX, Inc., a Delaware corporation, and 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 as such Vice President, signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth,

Given under my hand and official seal, this 28th day of NOVEMBER 2005



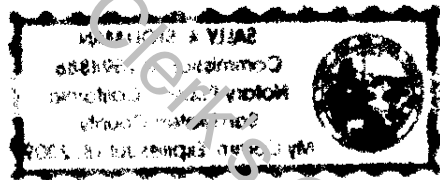

Sally A. Stollman
Notary Public
Commission expires 7/18/09

PREPARED BY: Hinshaw & Culbertson LLP, 222 N. LaSalle Street, Ste. 300, Chicago, IL 60601

AFTER RECORDING MAIL TO	SEND SUBSEQUENT TAX BILLS TO:
5959 Topanga Canyon Boulevard Suite 200 Woodland Hills, California 91367 Attention: Zaya S. Younan	5959 Topanga Canyon Boulevard Suite 200 Woodland Hills, California 91367 Attention: Zaya S. Younan

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Exhibit A Legal Description

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STATE OF ILLINOIS
STATE TAX

DEC. -1.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000089191
**REAL ESTATE
TRANSFER TAX**
11400.00
FP326669

COOK COUNTY
COUNTY TAX
REAL ESTATE TRANSACTION TAX

DEC. -1.05
REVENUE STAMP

0000178129
**REAL ESTATE
TRANSFER TAX**
05700.00
FP326670

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ALTA Commitment Schedule C

File No.: 1111950

Legal Description:

PARCEL 1:

LOT 2 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1 AND PART OF THE NORTH 1/2 OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 6, 1982 AS DOCUMENT NO. 26374113, IN COOK COUNTY, ILLINOIS. [EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE VILLAGE OF SCHALMIBURG BY WARRANTY DEED RECORDED JANUARY 27, 2005 AS DOCUMENT 0502703005 AND DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTHERLY 62.59 FEET ALONG THE WESTERLY LINE OF SAID LOT 2 ON A CURVE TO THE LEFT HAVING A RADIUS OF 11509.20 FEET, THE CHORD OF SAID CURVE BEARS ON AN ASSUMED BEARING OF NORTH 5 DEGREES 42 MINUTES 43 SECONDS EAST, 62.59 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE NORTH 69 DEGREES 50 MINUTES 30 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 19.76 FEET; THENCE SOUTHERLY 72.57 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 13713.33 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 6 DEGREES 04 MINUTES 25 SECONDS WEST, 72.57 FEET TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE WESTERLY 17.39 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 2 ON A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 79 DEGREES 48 MINUTES 08 SECONDS WEST, 17.37 FEET TO THE POINT OF BEGINNING.]

PARCEL 2:

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ARTICLE IV OF THE DECLARATION OF PROTECTIVE COVENANTS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF PROTECTIVE COVENANTS, RECORDED JANUARY 28, 2005 AS DOCUMENT NO. 0502612185, FOR INGRESS AND EGRESS AND UTILITIES UPON, OVER, ALONG AND ACROSS "DRUMMER DRIVE" AS DEPICTED ON EXHIBIT 3 OF THE DECLARATION OF PROTECTIVE COVENANTS ATTACHED AS EXHIBIT "F" OF DOCUMENT NO. 0502612185.

PARCEL 3:

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN PARAGRAPH 1 OF THE DECLARATION OF EASEMENTS FOR RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL FOR THE PURPOSE OF INGRESS AND EGRESS UPON, OVER, ALONG AND ACROSS THE AREAS DESIGNATED AS "ACCESS AND CIRCULATION ROADS AND SIDEWALKS" ON EXHIBIT B OF DOCUMENT NO. 26442124 AND CREATED BY DEED RECORDED DECEMBER 17, 1982 AS DOCUMENT NO. 26442125.

PARCEL 4:

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ARTICLE IV OF THE DECLARATION OF PROTECTIVE COVENANTS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF PROTECTIVE COVENANTS RECORDED JANUARY 28, 2005 AS DOCUMENT NO. 0502612185 FOR DRAINAGE OVER AND UPON THE "STORM WATER DETENTION AREAS" AS DEPICTED ON EXHIBIT 3 OF THE DECLARATION OF PROTECTIVE COVENANTS ATTACHED AS EXHIBIT "F" OF DOCUMENT NO. 0502612185.

PARCEL 5:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS 3, 4, 5 AND 6 AS SET FORTH ON THE PLAT OF SUBDIVISION OF WALDEN INTERNATIONAL, RECORDED

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JANUARY 30, 1980 AS DOCUMENT NO. 25342431, WITHIN THE AREAS MARKED "UTILITY EASEMENTS" AND UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS 1 AND 3 AS SET FORTH ON THE PLAT OF RESUBDIVISION OF LOTS 1 AND 2 OF WALDEN INTERNATIONAL, RECORDED OCTOBER 6, 1982 AS DOCUMENT NO. 26374113, WITHIN THE AREAS MARKED "UTILITY EASEMENTS HEREBY DEDICATED" AND EXISTING UTILITY EASEMENTS" FOR THE PURPOSES OF SEWER, GAS AND WATER SERVICES.

PARCEL 6:

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS 1 AND 3 OF THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, AS SET FORTH IN THE DECLARATION OF EASEMENTS FOR RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, FOR CONSTRUCTING, UTILIZING, REPAIRING, MAINTAINING AND RECONSTRUCTING "UTILITY LINES" AS DEPICTED IN EXHIBIT C OF SAID DECLARATION RECORDED DECEMBER 17, 1982 AS DOCUMENT NO. 26442124 AND CREATED BY DEED RECORDED DECEMBER 17, 1982 AS DOCUMENT NO. 26442125, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 7:

LOT 3 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1 AND PART OF THE NORTH 1/2 OF SECTION 12, BOTH IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 8:

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 7 AS CREATED BY ARTICLE IV OF THE DECLARATION OF PROTECTIVE COVENANTS ATTACHED AS EXHIBIT "F" OF THE DECLARATION OF PROTECTIVE COVENANTS, RECORDED JANUARY 29, 2005 AS DOCUMENT NUMBER 0502612185, FOR INGRESS AND EGRESS AND UTILITIES UPON, OVER, ALONG AND ACROSS "DRUMMER DRIVE" AS DEPICTED ON EXHIBIT 3 OF THE DECLARATION OF PROTECTIVE COVENANTS ATTACHED AS EXHIBIT "F" TO DOCUMENT NUMBER 0502612185.

PARCEL 9:

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 7 AS SET FORTH IN PARAGRAPH 1 OF THE DECLARATION OF EASEMENTS FOR RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, FOR THE PURPOSE OF INGRESS AND EGRESS UPON, OVER, ALONG AND ACROSS THE AREAS DESIGNATED AS "ACCESS AND CIRCULATION ROADS AND SIDEWALKS" ON EXHIBIT B OF DOCUMENT NUMBER 26442124 AND CREATED BY DEED RECORDED MARCH 3, 1982 AS DOCUMENT 26521357;

PARCEL 10:

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 7 AS CREATED BY ARTICLE IV OF THE DECLARATION OF PROTECTIVE COVENANTS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF PROTECTIVE COVENANTS RECORDED JANUARY 28, 2005 AS DOCUMENT NUMBER 0502612185 FOR DRAINAGE OVER AND UPON THE "STORM WATER DETENTION AREAS" DEPICTED ON EXHIBIT 3 OF THE DECLARATION OF PROTECTIVE COVENANTS ATTACHED AS EXHIBIT "F" TO DOCUMENT NUMBER 0502612185;

PARCEL 11:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 7 UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS 3, 4, 5, AND 6 SET FORTH ON THE PLAT OF SUBDIVISION OF WALDEN INTERNATIONAL, RECORDED JANUARY 30, 1980 AS DOCUMENT NUMBER 25342431, WITHIN THE AREAS MARKED "UTILITY EASEMENTS" AND UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS 1 AND 2 AS SET FORTH ON THE PLAT OF RESUBDIVISION OF LOTS 1 AND 2 OF WALDEN INTERNATIONAL, RECORDED OCTOBER 6, 1982 AS DOCUMENT NUMBER 26374113, WITHIN THE AREAS MARKED "UTILITY EASEMENTS HEREBY DEDICATED" AND "EXISTING UTILITY EASEMENTS", FOR THE PURPOSES OF SEWER, GAS AND WATER SERVICES;

PARCEL 12:

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PERPETUAL AND NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 7 UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS 1 AND 2 OF THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, AS SET FORTH IN THE DECLARATION OF EASEMENTS FOR RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL FOR CONSTRUCTING, UTILIZING, REPAIRING, MAINTAINING AND RECONSTRUCTING "UTILITY LINES" AS DEPICTED IN EXHIBIT C OF SAID DECLARATION RECORDED DECEMBER 17, 1982 AS DOCUMENT NUMBER 26442124 AND AS CREATED BY DEED RECORDED MARCH 3, 1982 AS DOCUMENT 26524367; (EXCEPTING PARCEL 8 TO 12 AFORESAID FALLING IN PARCEL 7 AFORESAID) ALL IN COOK COUNTY, ILLINOIS;

PARCEL 13:

PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR THE PARKING OF MOTOR VEHICLES AND FOR INGRESS AND EGRESS FOR MOTOR VEHICLES AND PEDESTRIANS TO AND FROM PARCELS 1 AND 7 OVER THE HOTEL PARCEL PARKING AREA AS CREATED AND DEFINED IN THE PARKING EASEMENT AGREEMENT DATED NOVEMBER 17, 1995 AND RECORDED DECEMBER 29, 1995 AS DOCUMENT NUMBER 95908016 AND RE-RECORDED DECEMBER 6, 1996 AS DOCUMENT NUMBER 96926551 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 107177-00 AND QUEBEC STREET INVESTMENTS INC.

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