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Doc#: 0607327097 Fee: \$34.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/14/2006 12:51 PM Pg: 1 of 6

EXEMPT Para. (e) 35 ILCS 200/31-45

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 10th day of March, 2006, by and between WELLS OPERATING PARTNERSHIP, L.P., a Delaware limited partnership, having an address of 6200 The Corners Parkway, Norcross, Georgia 30092 (hereinafter "Grantor"), and WELLS REIT-WINDY POINT II, LLC, a Delaware limited liability company, having an address of 6200 The Corners Parkway, Norcross, Georgia 30092 (hereinafter "Grantee").

WITNESSETH:

THAT, Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, 100% of the lots, tracts or parcels of land lying, being and situated in the Village of Schaumburg, County of Cook, State of Illinois, and described on Exhibit "A" attached hereto and incorporated herein by reference subject only to the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference.

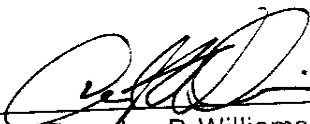
TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

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IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed the day and year above written.

WELLS OPERATING PARTNERSHIP, L.P.,
a Delaware limited partnership

By: Wells Real Estate Investment Trust, Inc.,
a Maryland corporation, general partner

By: 
Name: Douglas P. Williams
Title: Executive Vice President



This Instrument Prepared By
and After Recording Return To:

Mr. John W. Griffin
Troutman Sanders LLP
Bank of America Plaza, Suite 5200
600 Peachtree Street, N.E.
Atlanta, Georgia 30308-2216

Mail Subsequent Tax Bills To:

Wells REIT-WINDY POINT II, LLC
c/o Wells Capital, Inc.
6200 The Corners Parkway
Norcross, Georgia 30092
Attention: _____

Property of Cook County Clerk's Office

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STATE OF Georgia)
) SS

COUNTY OF Gwinnett

On this 6th day of March, 2006, before me appeared Douglas P. Williams to me personally known, who being by me duly sworn, did say that he/she is the Executive VP of Wells Real Estate Investment Trust, Inc., a Maryland corporation, the general partner of Wells Operating Partnership, L.P., a Delaware limited partnership, the partnership that executed the within and foregoing instrument and that said instrument was signed on behalf of said partnership and said Executive VP of the general partner of said partnership acknowledged said instrument to be the free act and deed of said partnership.

Sawona

Notary Public

Cobb County

My Commission Expires:

6/10/06



Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

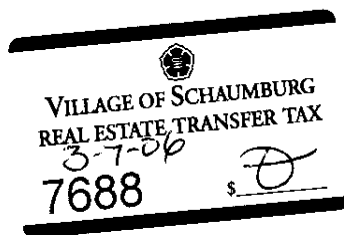
Parcel 1:

Lot 2 in Windy Point of Schaumburg in Section 12, Township 41 North Range 10, East of the Third Principal Meridian, according to the plat thereof recorded as document number 99137488, in Cook County, Illinois.

Parcel 2:

Easements for ingress and egress, utilities, storm drainage, parking and signage for the benefit of Parcel 1 aforesaid as set forth in the Declaration of Covenants, Conditions, Restrictions, Reciprocal Rights and Easements for Windy Point of Schaumburg Subdivision recorded February 9, 1999, as document number 99137489, and as amended by First Amendment recorded as document number 99474175 and by Second Amendment recorded as document number 09025166.

17-12-400-053
1600 McConnor Parkway



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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2006 and subsequent years not yet due or payable. Tax number 07-12-400-053 (Lot 2).
2. Covenants, conditions, easements and restrictions contained in the Declaration of Covenants, Conditions, Reciprocal Rights and Easements made by Windy Point of Schaumburg LLC, dated February 8, 1999, as document number 99137489, relating to construction upon and use of the property.

First Amendment recorded as document number 99474175.

Second Amendment recorded as document number 09025166.

Assignment of Declarant's Rights recorded as document number 0020011721.

(Affects Parcel 1 and the property subject to the easement described as Parcel 2.)
3. Third Amended and Restated Annexation Agreement for Unocal Property among Union Oil Company of California, Unocal Land and Development Company, Community Centers One, LLC, Roosevelt University, IKEA Property, Inc., and The Village of Schaumburg, dated December 12, 1995, recorded as Document Number 95892801; as amended by First Amendment among Unocal Land and Development Company, Fifield Realty Corporation and The Village of Schaumburg, dated November 11, 1997, recorded as Document Number 97978767; as further amended by Second Amendment to Annexation Agreement between Windy Point of Schaumburg, LLC, Fifield Realty Corporation and The Village of Schaumburg dated July 14, 1998, and recorded July 23, 1998, as document number 98639896.
4. Easements for public utilities and ingress and egress as shown on the plat of subdivision recorded as document number 99137488, as amended by partial releases recorded as document numbers 00971197, 00971198, 00973515, and 0010608550 and as relocated by Plat of Easement and Vacation recorded as document number 00996627. (Affects Parcel 1)
5. Twenty foot (20 ft.) water main easement in favor of Northwest Suburban Municipal Joint Action Water Agency per document number 26992573, over the northeast side of Lot 2.
6. Right of tenants under existing unrecorded leases.
7. Matters shown on the ALTA/ASCM survey of Lot 1 prepared by Mackie Consultants, Inc., last revised and certified February 28, 2006.

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8. A water main easement over the north and east boundaries created by document recorded July 9, 1998 as document number 98591530. (Affects Parcel 1)

