

UNOFFICIAL COPY

Doc#: 0612318017 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/03/2006 10:53 AM Pg: 1 of 5

Prepared by:

Ronald R. Dietrich  
Mayer, Brown, Rowe & Maw LLP  
71 South Wacker Drive  
Chicago, Illinois 60606-4637

After Recording return to:

Donald Martin, Esq.  
Martin & Karcazes, Ltd.  
161 N. Clark Street  
Chicago, Illinois 60601

**SPECIAL WARRANTY DEED**  
**(Illinois)**

This SPECIAL WARRANTY DEED is made this 24<sup>th</sup> day of April, 2006, by **Hickory Palos Square, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Delaware ("Grantor"), having an address of 801 Grand Avenue, Des Moines, Iowa 50392, to **H.P. Square Shopping Center, LLC**, an Illinois limited liability company, having an address of 830 S. Buffalo Grove Road, Suite 106, Buffalo Grove, Illinois 60089 (the "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Grantee, all of Grantor's interest in the real property located in Cook County, Illinois, and being more particularly described on Exhibit A attached hereto (the "Property").

This conveyance is made and accepted subject to (1) all matters of record in the Office of the Cook County Recorder of Deeds affecting the Property, but only to the extent that they are still effective and in force and (2) all matters that an accurate survey or inspection of the Property would show (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

(Signatures on next page)

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IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

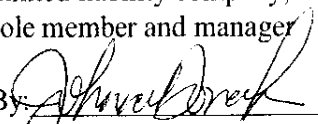
HICKORY PALOS SQUARE, LLC, a Delaware limited liability company


By: Hickory Palos Square REIT, LLC, a Delaware limited liability company, its sole member and manager

By: Principal Enhanced Property Fund, L.P., a Delaware limited partnership, its sole member and manager

By: Principal Enhanced Property Fund GP, LLC, a Delaware limited liability company, its general partner

By: Principal Real Estate Investors, LLC, a Delaware limited liability company, its sole member and manager

By:   
Name: Johanna E. Donatuo  
Title: Senior Closing Consultant

By:   
Name: Sandra K. Lanz  
Title: Director Closing

Property of Cook County Clerk's Office

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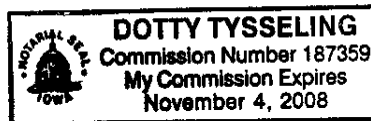
STATE OF IOWA )  
 ) SS.  
COUNTY OF POLK )

I, Dotty Tysseling a notary public in and for said County, in the State aforesaid, do hereby certify that Johnna E. Donahue and Sandra K. Lanz, personally known to me to be the St. Closing Consultant and the Director - Closing of Principal Real Estate Investors, LLC, a Delaware limited liability company, which is the sole member and manager of Principal Enhanced Property Fund GP, LLC, a Delaware limited liability company, which is the general partner of Principal Enhanced Property Fund, L.P., a Delaware limited partnership, which is the sole member and manager of Hickory Palos Square REIT, LLC, a Delaware limited liability company, which is the sole member and manager of Hickory Palos Square, LLC, a Delaware limited liability company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, each appeared before me this day in person and severally acknowledged that as such St. Closing Consultant and such Director - Closing of Principal Real Estate Investors, LLC, a Delaware limited liability company, which is the sole member and manager of Principal Enhanced Property Fund GP, LLC, a Delaware limited liability company, which is the general partner of Principal Enhanced Property Fund, L.P., a Delaware limited partnership, which is the sole member and manager of Hickory Palos Square REIT, LLC, a Delaware limited liability company, which is the sole member and manager of Hickory Palos Square, LLC, a Delaware limited liability company, each signed and delivered the said instrument pursuant to authority given by the operating agreement of such limited liability company, as a free and voluntary act and as the free and voluntary act and deed of Principal Real Estate Investors, LLC, a Delaware limited liability company, on behalf of and as the sole member and manager of Principal Enhanced Property Fund GP, LLC, a Delaware limited liability company, on behalf of and as the general partner of Principal Enhanced Property Fund, L.P., a Delaware limited partnership, on behalf of and as the sole member and manager of Hickory Palos Square REIT, LLC, a Delaware limited liability company, on behalf of and as the sole member and manager of Hickory Palos Square, LLC, a Delaware limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 25<sup>th</sup> day of April, 2006.

Dotty Tysseling  
Notary Public

My Commission expires: \_\_\_\_\_



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOTS 1, 2, 3 AND 5 IN THE HICKORY PALOS SQUARE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR HIGHWAY PURPOSES IN 95TH STREET AND ROBERTS ROAD), ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 14, 1996 AS DOCUMENT 96120812, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE GRANT OF EASEMENT DATED JANUARY 4, 1988 AND RECORDED JANUARY 5, 1988 AS DOCUMENT 88004866 FOR THE USE OF A RETENTION POND FOR THE RUNOFF OF WATER FROM THE SHOPPING CENTER LEGALLY DESCRIBED IN PARCEL 1, AFORESAID, INTO AND ON THE EASEMENT PREMISES; FOR RETAINING THE EXISTING PIPES, TUNNELS, CONDUITS, DRAINAGE TILES, WATERWAYS AND OTHER DRAINAGE FACILITIES PRESENTLY LOCATED ON THE EASEMENT PREMISES; FOR THE MAINTENANCE REPAIR AND THE REPLACEMENT OF PIPES, TUNNELS, CONDUITS, DRAINAGE TILES AND OTHER PRESENTLY EXISTING DRAINAGE FACILITIES IN AND ON THE EASEMENT PREMISES, AND TO ENTER UPON THE EASEMENT PREMISES FOR THE PURPOSE OF SO MAINTAINING, REPAIRING AND REPLACING SAME OVER, UNDER, UPON AND ACROSS THE FOLLOWING DESCRIBED LAND:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 00 DEGREES, 00 MINUTES, 47 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 1,322.29 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE NORTH 89 DEGREES, 39 MINUTES, 08 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 378.83 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES, 39 MINUTES, 08 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 427.53 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 280.16 FEET; THENCE NORTH 69 DEGREES, 59 MINUTES, 42 SECONDS EAST, A DISTANCE OF 81.00 FEET; THENCE SOUTH 48 DEGREES, 32 MINUTES, 24 SECONDS EAST, A DISTANCE OF 468.91 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 3:


PERPETUAL NON-EXCLUSIVE EASEMENTS OVER LOT 6 IN HICKORY PALOS SQUARE SUBDIVISION AFORESAID AS SET FORTH IN DECLARATION OF RECIPROCAL EASEMENTS AND OPERATING RESTRICTIONS RECORDED FEBRUARY 9, 1996 AS DOCUMENT 96113277, ALL IN COOK COUNTY, ILLINOIS.

**COMMONLY KNOWN AS:** 8021-8075 West 95<sup>th</sup> Street and 9514-9564 South Roberts Road, Hickory Hills, Illinois 60457

**PERMANENT TAX INDEX NUMBER:** 23-11-201-020-0000;  
23-11-201-022-0000;  
23-11-201-023-0000;  
23-11-201-025-0000;  
23-11-201-027-0000;  
23-11-201-028-0000;  
23-11-201-029-0000; and  
23-11-201-030-0000

STATE TAX

STATE OF ILLINOIS



MAY. -2.06


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000093859

REAL ESTATE TRANSFER TAX
24525.00
FP326669

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAY. -2.06

REVENUE STAMP

# 0000188864

REAL ESTATE TRANSFER TAX
12262.50
FP326670