

# UNOFFICIAL COPY



Doc#: 0627122108 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/28/2006 02:36 PM Pg: 1 of 8

## SPECIAL WARRANTY DEED

THE STATE OF ILLINOIS

) SS

) KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COOK

) SS

THAT GLR - 1600 CORPORATE CENTER, L.L.C. ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to it paid by YPI 1600 CORPORATE CENTER, LLC, a Delaware limited liability company ("Grantee"), has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantee the tract of land (the "Land") in Cook County, Illinois more fully described on Exhibit A hereto, together with all improvements thereon and all easements, rights-of-way, rights and appurtenances appertaining thereto (the "Property").

This Special Warranty Deed is executed by Grantor and accepted by Grantee subject to validly existing and enforceable rights, interests and estates, if any do in fact exist, but only to the extent that the same do in fact exist, of third parties in connection with those items set out and listed in Exhibit B hereto (the "Encumbrances").

GRANTOR HAS EXECUTED AND DELIVERED THIS SPECIAL WARRANTY DEED AND HAS CONVEYED THE PROPERTY, AND GRANTEE HAS ACCEPTED THIS SPECIAL WARRANTY DEED AND HAS PURCHASED THE PROPERTY, "AS IS", "WHERE IS", AND "WITH ALL FAULTS" AND WITHOUT REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN AND THE REPRESENTATIONS AND WARRANTIES CONTAINED IN THE REAL ESTATE PURCHASE AND SALE AGREEMENT DATED JULY 26, 2006, AS AMENDED AND/OR ASSIGNED, BETWEEN GRANTOR AND GRANTEE AND IN THE RECERTIFICATION OF REPRESENTATIONS AND WARRANTIES DELIVERED CONTEMPORANEOUSLY

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HEREWITH BY GRANTOR TO GRANTEE PURSUANT TO SUCH REAL ESTATE PURCHASE AND SALE AGREEMENT.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property, subject to the validly existing and enforceable rights, if any, of third parties in connection with the Encumbrances, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

Address of Grantee: c/o YOUNAN PROPERTIES, INC., 21700 Oxnard Street, 8<sup>th</sup> floor, Woodland Hills, CA 91367.

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WITNESS THE EXECUTION HEREOF effective as of September 25, 2006.

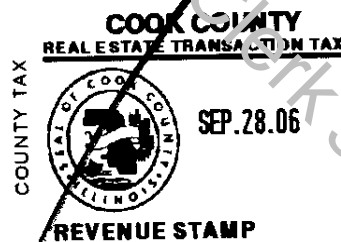
GRANTOR:

GLR - 1600 CORPORATE CENTER, L.L.C.

By: J. M. Haley  
 Name: Matthew Haley  
 Title: Managing Director

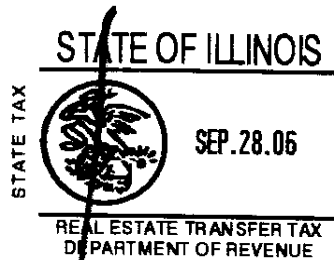
Property of Cook County Clerk's Office

CITY OF ROLLING MEADOWS, IL REAL ESTATE TRANSFER STAMP	
DATE <u>9/25/06</u>	\$ <u>127,500.00</u>
ADDRESS <u>1600 Golf Rd</u>	
<b>6453</b>	Initial <u>CO</u>



# 0000011034

REAL ESTATE TRANSFER TAX
112500.00
FP 103042



# 0000001126

REAL ESTATE TRANSFER TAX
22500.00
FP 103041

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STATE OF ILLINOIS        )  
                                      )  
COUNTY OF COOK        )       SS

This instrument was acknowledged before me on September 21, 2006, by J. Matthew Haley, a managing director of **GLR – 1600 CORPORATE CENTER, L.L.C.** as the act and deed of said entity.

OFFICIAL SEAL  
SARAH A. MILLER  
NOTARY PUBLIC  
STATE OF ILLINOIS  
MY COMM. EXP. 8-6-2008

Sarah A Miller  
Name: Sarah A. Miller  
Notary Public in and for  
The State of Illinois

(Seal of Notary)

My commission expires: 8-6-2008

This instrument was prepared by:

Drane Freyer & Lapins Limited  
150 North Wacker Drive, Suite 800  
Chicago, IL 60606  
(312) 827-7102

Upon recording return to:

Steven M. Siemens  
Russ August & Kabat  
5959 Topanga Canyon Boulevard, Suite 130  
Woodland Hills, CA 91367

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## Exhibit A to Special Warranty Deed

### LEGAL DESCRIPTION

See Attached

Tax Identification No: 08-08-403-021-0000

Common Address: 1600 Corporate Center  
Rolling Meadows, IL

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## Legal Descriptions:

### Parcel 1:

That part of Lots 2 and 4 in 58-62 Venture Subdivision of part of Sections 8 and 9, Township 41 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded March 2, 1970 as document number 21092384, described as follows:

Beginning at the Southeast corner of said Lot 4 (the West line of said Lot 4 having an assumed bearing of North 00 degrees 17 minutes 57 seconds West for this legal description); thence North 89 degrees 51 minutes 05 seconds West, along the South line of said Lots 2 and 4, 334.79 feet to an angle point in the South line of said Lot 2; thence South 88 degrees 15 minutes 10 seconds West, along the south line of said Lot 2, 145.03 feet to an intersection with a line 17.0 feet, as measured at right angles, East of and parallel with the West line of said Lots 2 and 4; thence North 00 degrees 17 minutes 57 seconds West, along said last described parallel line, being the East line of Wilke Road as widened, 1128.93 feet; thence North 89 degrees 42 minutes 03 seconds East, 137.0 feet; South 00 degrees 17 minutes 57 seconds East, 159.65 feet; thence South 50 degrees 40 minutes 22 seconds East, 149.69 feet; thence South 00 degrees 17 minutes 57 seconds East, 19.37 feet; thence North 89 degrees 42 minutes 03 seconds East, 227.47 feet, to a point on the East line of said Lot 4, 853.38 feet, as measured along said East line, North of the Southeast corner of said Lot 4; thence South 00 degrees 17 minutes 57 seconds East, along the East line of said Lot 4, 853.38 feet to the point of beginning in Cook County, Illinois.

### Parcel 2:

Easement for the benefit of Parcel 1 as set forth in and created by Agreement and Declaration of Covenants and Easement recorded as document number 86214935, for ingress and egress, support, utility and service easements, parking easements, parking and encroachment easement over the following described property;

Lots 2 and 4 in 58-62 Venture Subdivision of part of Sections 8 and 9, Township 41 North, Range 11, East of the Third Principal Meridian, (except the West 17.0 feet of said Lots, as measured at right angles), and except that part of Lot 4 described as follows:

Beginning at the most Northerly corner of Lot 4; thence South 12 degrees 10 minutes 10 seconds West, 271.97 feet to a point being 297.66 feet Easterly if the Southwest corner of Lot 6 in said 58-62 Venture Subdivision; thence continuously South 12 degrees 10 minutes 10 seconds West, a distance of 20.03 feet; thence South 64 degrees 18 minutes 39 seconds East, 123.39 feet; thence North 21 degrees 25 minutes 20 seconds East, a distance of 297.37 feet, to a point in the Northeasterly line of Lot 4 in said 58-62 Venture Subdivision, said line being an arc of a circle convex Northeasterly and having a radius of 2814.79 feet; thence Northwesterly along said arc for a distance of 170.02 feet to the place of beginning, and except the North 113.86 feet, measured at right angles to the North line of Lot 4, of the East 214.73 feet of the West 231.73 feet; measured at right angles, of Lot 4 and except that part of Lot 4 described as follows: The West line of said Lot 4 is due North-South for the following courses; beginning at a point in the West line of Lot 4 aforesaid, 114 feet South of the Northwest corner thereof; thence South 87 degrees 07 minutes East, a distance of 232.02 feet; thence due South, a distance of 120 feet; thence North 87 degrees 07 minutes West, a distance of 232.02 feet to said West line of Lot 4; thence due North on said line, a distance of 120 feet to the point of beginning,

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(Excepting therefrom:

That part of Lots 2 and 4 in 58-62 Venture Subdivision of part of Sections 8 and 9, Township 41 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded March 2, 1970 as document number 21092384, described as follows:

Beginning at the Southeast corner of said Lot 4 (the West line of said Lot 4 having an assumed bearing of North 00 degrees 17 minutes 57 seconds West for this legal description); thence North 89 degrees 51 minutes 05 seconds West, along the South line of said Lots 2 and 4, 334.79 feet to an angle point in the South line of said Lot 2; thence South 88 degrees 15 minutes 10 seconds West, along the South line of said Lot 2, 145.53 feet to an intersection with a line 17.0 feet, as measured at right angles, East of and parallel with the West line of said Lots 2 and 4; thence North 00 degrees 17 minutes 57 seconds West, along said last described parallel line, being the East line of Wilke Road as widened, 1128.93 feet; thence North 89 degrees 42 minutes 03 seconds East, 137.0 feet; thence South 00 degrees 17 minutes 57 seconds East, 159.65 feet; thence South 50 degrees 40 minutes 22 seconds East, 149.69 feet; thence South 00 degrees 17 minutes 57 seconds East, 19.37 feet; thence North 89 degrees 42 minutes 03 seconds East, 227.47 feet to a point on the East line of said Lot 4, 853.38 feet, as measured along said East line, North of the Southeast corner of said Lot 4; thence South 00 degrees 17 minutes 57 seconds East, along the East line of said Lot 4, 853.38 feet to the point of beginning), in Cook County, Illinois.

Parcel 3:

A permanent and perpetual non-exclusive easement as created in Agreement Regarding Extinguishment, Release and Regrant of Easements, Covenants and Restrictions made by Chicago Title and Trust Company, as Trustee under Trust Agreement dated November 2, 1970 and known as Trust Number 56088 recorded April 30, 1986 as document number 86170066, for the benefit of Parcel 1 for the purposes of constructing, operating, using, maintaining, removing, replacing and repairing same, in, upon, across, over and under that portion of Parcel A as described in said easement agreement.

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## Exhibit B to Special Warranty Deed

### Permitted Exceptions

All of those exceptions set forth in Schedule B of the title policy issued to Grantee by the Title Company, and known as Policy No. NCS-220715-CHI1.

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