

# UNOFFICIAL COPY



Doc#: 0629731097 Fee: \$34.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/24/2006 03:31 PM Pg: 1 of 6

Exempt under 35 ILCS 200 §31-45 (e)  
(Illinois Real Estate Transfer Tax Act)

Authorized Signatory of Grantor

Prepared by

Matthew A. Shebanski  
Skadden, Arps, Slate, Meagher & Flom LLP  
333 W. Wacker Drive, Suite 2100  
Chicago, Illinois 60606

Send Subsequent Tax Bills To:

Centro Bradley SPE 1 LLC  
c/o Centro Saturn LLC  
580 West Germantown Pike, Suite 200  
Plymouth Meeting, PA 19462

When Recorded Mail to:  
LandAmerica Financial Group  
Two Grand Central Tower  
140 East 45th Street  
New York, Ny 10017  
Att: Mark Baillie

[THE ABOVE SPACE FOR RECORDER'S USE ONLY]

## QUITCLAIM DEED (Illinois)

KNOW ALL MEN BY THESE PRESENTS that BRADLEY OPERATING LIMITED PARTNERSHIP, a Delaware limited partnership, having an address of c/o Centro Saturn LLC, 580 West Germantown Pike, Suite 200, Plymouth Meeting, PA 19462 ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby QUITCLAIM and CONVEY to CENTRO BRADLEY SPE 1 LLC, a Delaware limited liability company, having an address of c/o Centro Saturn LLC, 580 West Germantown Pike, Suite 200, Plymouth Meeting, PA 19462 ("Grantee"), all of Grantor's right, title and interest in and to the following described real property situated in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Common Address: Southwest Highway & Ridgeland Ave., Chicago Ridge, IL 60415

P.I.Ns.: 27-07-402-007; 27-07-402-008; 27-07-402-012; and 27-07-402-013

24-07-401-060 and 24-07-401-061

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

LANDAMERICA / LAWYERS TITLE  
COMMERCIAL SERVICES BOX #11344  
10 S. LA SALLE STREET  
SUITE 2800  
CHICAGO, IL 60606

Lawyers Unit # 11344 Case # 10896552 / 24

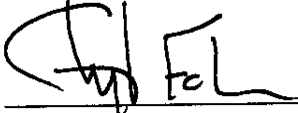
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IN WITNESS WHEREOF, the undersigned, an authorized officer of Grantor, has caused his/her name to be signed to these presents on behalf of Grantor as of this 5 day of October, 2006.

GRANTOR:

BRADLEY OPERATING LIMITED  
PARTNERSHIP, a Delaware limited  
partnership

By: Heritage-Austen Acquisition, Inc., a  
Maryland corporation, its General  
Partner

By:   
Name: Stephen Faberman  
Title: Vice President

Property of Cook County Clerk's Office

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## ACKNOWLEDGMENT

STATE OF NY )  
 ) S.S.  
 COUNTY OF NY )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stephen Faberman, personally known to me to be the Vice President of Heritage-Austen Acquisition, Inc., a Maryland corporation, the general partner of Bradley Operating Limited Partnership, a Delaware limited partnership, and the same person whose name is subscribed to the foregoing instrument on behalf of said corporation, appeared before me this day in person and acknowledged that he signed and delivered the said instrument on behalf of said corporation as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand this 5<sup>th</sup> day of October, 2006.

[STAMP]

  
 \_\_\_\_\_  
 Notary Public  
 My commission expires: \_\_\_\_\_

**ANDREW SIEGLER**  
 Notary Public, State of New York  
 No. 013145378  
 Qualified in New York County  
 Commission Expires May 8, 2010

Clerk's Office

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The Commons of Chicago Ridge, IL

## EXHIBIT A

### Parcel 1:

That part of the East 1/2 of the Southeast 1/4 of Section 7, Township 37 North, Range 13 East of the Third Principal Meridian, described as follows:

Commencing at the point on the East line of Section 7, at a point 530 feet South of the intersection of the Southerly right of way line of the Southwest Highway and the East line of Section 7; thence West at a 90 degree angle to said East line of said Section 7, 175 feet; thence North and parallel to said East line 70 feet; thence East 175 feet to a point on the East line of said Section 7, 460 feet South of the intersection of the Southerly right of way line of the Southwest Highway and the East line of said Section 7, thence South along said East line of Section 7 a distance of 70 feet to the point of beginning, in Cook County, Illinois (except the East 50 feet thereof taken and used for street in Case No. 81L9017).

### Parcel 2:

That part of the East 1/2 of the Southeast 1/4 of Section 7, Township 37 North, Range 13 East of the Third Principal Meridian described as follows:

Beginning at a point on the East line of Section 7, 610 feet South of the intersection of the Southerly right of way of the Southwest Highway and the East line of said Section 7, thence West at a 90 degree angle to said East line of Section 7, 175 feet, thence North and parallel to said East line 60 feet; thence East 175 feet to said East line of Section 7; thence South 80 feet along said East line of Section 7, to the point of beginning, in Cook County, Illinois (except the East 50 feet thereof taken and used for street in Case No. 81L9017).

### Parcel 3:

That part of the East 1/2 of the Southeast 1/4 of Section 7, Township 37 North, Range 13 East of the Third Principal Meridian, beginning at the intersection of the East line of said Southeast 1/4 with a line drawn 40 feet Northeasterly of at right angles to and parallel with the Northeasterly line of the right of way of the Chicago and Calumet Terminal Railway Company; thence North along said East line 892.60 feet to the Southeasterly line of Southwest Highway; thence Southwesterly along said Southeasterly line 725.74 feet to a line drawn 40 feet Northeasterly of at right angles to and parallel with the Northeasterly line of the right of way of the Chicago and Calumet Terminal Railway Company; thence Southeasterly along said parallel line to the place of beginning (except from said tract that part thereof described as follows: Beginning at a point on the East line of Section 7, 610 feet South of the intersection of the Southerly right of way line of the Southwest Highway and the East line of Section 7; thence West at a 90 degree angle to said East line of Section 7, 175 feet; thence North parallel with the East line of Section 7, a distance of 310 feet; thence East to a point on the East line of Section 7, 310 feet North of the place of beginning; thence South along said East line of Section 7, 310 feet to the place of beginning, except the East 50 feet taken for highway purposes per Document Number LR3231715).

Also

That part of the East 1/2 of the Southeast 1/4 of Section 7, Township 37 North, Range 13 East of the Third Principal Meridian, described as follows:

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Beginning at a point on the East line of said Section, 380 feet South of the intersection of said East line with the Southerly line of Southwest Highway; thence West at right angles to said East line 175 feet; thence North parallel with said East line 80 feet; thence East 175 feet to said East line; thence South along the East line 80 feet to the place of beginning, in Cook County, Illinois.

Parcel 4:

That part of the East 1/2 of the Southeast 1/4 of Section 7, Township 37 North, Range 13 East of the Third Principal Meridian described as follows:

Beginning at a point on the East line of Section 7, at a point 460 feet South of the intersection of the Southerly right of way line of Southwest Highway and the East line of Section 7; thence West at a 90 degree angle to said East line of Section 7, a distance of 175 feet; thence North and parallel to said East line 80 feet; thence East 175 feet to said East line of Section 7, thence South 80 feet along said East line of Section 7 to the point of beginning, in Cook County, Illinois, (except the East 50 feet thereof taken for highway purposes as shown in Document No. LR3231716).

Parcel 5:

That part of the East half (1/2) of the South East quarter (1/4) of Section 7, Township 37 North, Range 13, East of the Third Principal Meridian, described as follows:

Beginning at the intersection of the South line of the North 33 feet of said South East 1/4 and the West line of Ridgeland Avenue, as dedicated, said line being 50 feet West of and parallel with the East line of said South East quarter (1/4); thence South  $00^{\circ} 08' 09''$  East along the said West line Ridgeland Avenue, 646.67 feet; thence South  $50^{\circ} 19' 46''$  West 495.93 feet; thence South  $39^{\circ} 40' 14''$  East 199.25 feet to the Northwesterly line of the South West Highway, as dedicated; thence South  $50^{\circ} 19' 46''$  West 434.85 feet along last said Northwesterly line to the Northeasterly line of The Baltimore and Ohio Chicago Transfer Railroad Company's right of way; thence North  $52^{\circ} 33' 47''$  West 731.59 feet along last said Northeasterly line; thence South  $63^{\circ} 32' 44''$  East, 183.60 feet; thence North  $50^{\circ} 19' 44''$  East, 96.38 feet to a line 350 feet East of and parallel to the West line of said East half (1/2) of the South East quarter (1/4); thence North  $00^{\circ} 01' 46''$  West 967.04 feet along last said East line to the South line of the North 33 feet of said South East quarter (1/4); thence North  $89^{\circ} 49' 54''$  East, a distance of 930.56 feet to the place of beginning, all in Cook County, Illinois.

Parcel 6:

That part of the East Half of the Southeast Quarter of Section 7, Township 37 North, Range 13, East of the Third Principal Meridian, lying Northerly of the Southwest Highway, described as follows: Beginning at a point on the East line of said Southeast Quarter a distance of 258.36 feet North of the intersection of said line with the Northerly line of the Southwest Highway, thence South along the said East line a distance of 258.36 feet to said intersection; thence Southwesterly along said Northerly line of highway, a distance of 396.32 feet, thence Northwesterly at right angles to said Northerly line of highway, a distance of 199.25 feet; thence Northeasterly at right angles to last described line, being a line drawn parallel with the said Northerly line of highway, a distance of 560.76 feet to the place of beginning, in Cook County, Illinois.

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a. natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 5, 2006

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Vice President  
This 5 day of October, 2006.  
Notary Public [Signature]

ANDREW SIEGLER  
Notary Public, State of New York  
No. 01SI6145378  
Qualified in New York County  
Commission Expires May 8, 2010

The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date October 5, 2006

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Vice President  
This 5 day of October, 2006.  
Notary Public [Signature]

ANDREW SIEGLER  
Notary Public, State of New York  
No. 01SI6145378  
Qualified in New York County  
Commission Expires May 8, 2010

**Note:** Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)