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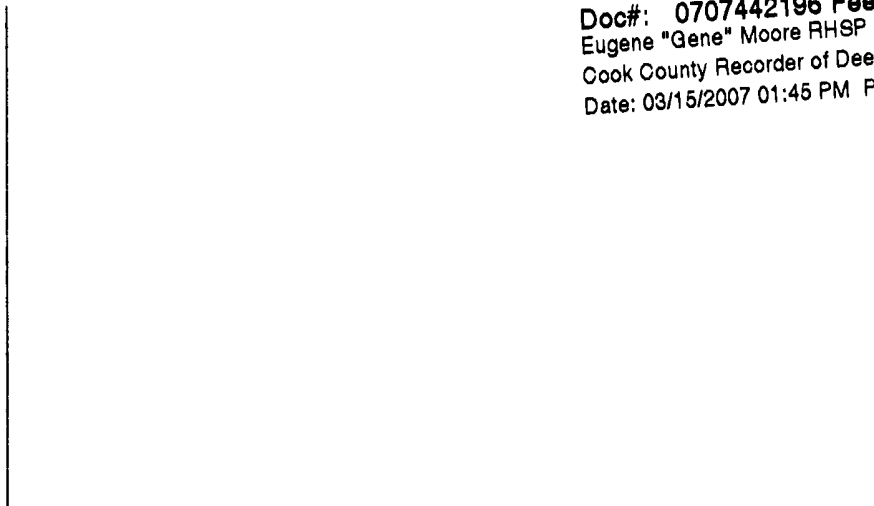
Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Tax Act.

Shari L. Moore  
Buyer, Seller or Representative  
Date 3/2/07

UNOFFICIAL COPY



Doc#: 0707442196 Fee: \$34.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/15/2007 01:45 PM Pg: 1 of 6



(The Above Space For Recorder's Use Only)

**SPECIAL WARRANTY DEED**

THE GRANTOR, **NL QUAL FIELD, LLC**, an Illinois limited liability company, having its principal office at the following address c/o The Koman Group, L.L.C., One City Place Drive, Suite 540, Creve Coeur, Missouri 63141 for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, REMISES, RELEASES, ALIENS and CONVEYS to **NL PROPERTIES, LLC**, an Illinois limited liability company, having its principal office at the following address c/o The Koman Group, L.L.C., One City Place Drive, Suite 540, Creve Coeur, Missouri 63141, the following described real estate and all improvements thereon located in Northlake, Illinois, as more specifically described in the attached **Exhibit A**, subject to those matters more specifically described on **Exhibit B**, which is attached hereto and incorporated herein by reference.

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

The Grantor for itself and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate, subject to those matters described on **Exhibit B** attached hereto.

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J

Box 400-CTCC

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In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed this 1st day of March \_\_\_\_\_, 2007.

**NL QUALIFIED, LLC,**  
an Illinois limited liability company

By: 1031 Exchange Services, L.L.C.,  
a Missouri limited liability company,  
its sole member

By: Tonia L. Shelton  
Tonia L. Shelton, Manager

COUNTY OF ST. LOUIS )  
                                  )  
STATE OF MISSOURI )      SS:

Before me, a Notary Public in and for said County and State, personally appeared Tonia L. Shelton by me known and by me known to be the Manager of 1031 Exchange Services, L.L.C., a Missouri limited liability company, the sole member of **NL QUALIFIED, LLC**, an Illinois limited liability company who acknowledged the execution of the foregoing on behalf of said company as her free act and deed.

WITNESS my hand and Notarial Seal this 1st day of March \_\_\_\_\_, 2007.

My commission Expires: May 5, 2007

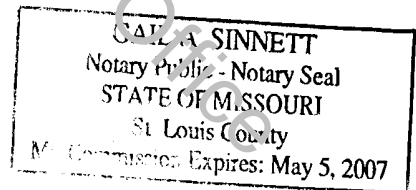
Gail A. Sinnett  
Notary Public

My County of Residence: \_\_\_\_\_

Gail A. Sinnett  
(Printed Signature)

This instrument was prepared by:

Stacy E. Wipfler, Esq.  
Husch & Eppenberger, LLC  
190 Carondelet Ave., Suite 600  
St. Louis, MO 63105

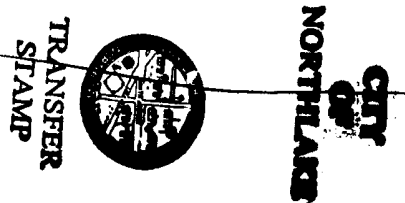


After recording return to:

c/o The Koman Group, L.L.C.  
One City Place Drive, Suite 540  
Creve Coeur, Missouri 63141  
Attention: General Counsel

Send tax bills to:

c/o The Koman Group, L.L.C.  
One City Place Drive, Suite 540  
Creve Coeur, Missouri 63141  
Attention: Chief Financial Officer



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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 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 and hold title to real estate under the laws of the State of Illinois.

Dated March 7, 2007

NL Qualified, L.L.C.

By: 1031 Exchange Services, LLC,

Its sole Member

Subscribed and sworn to before me by the

said Tonia L. Shelton

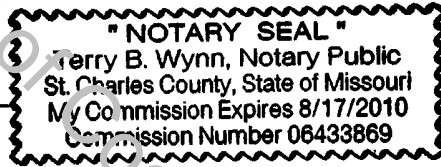
By: Tonia L. Shelton

Tonia L. Shelton, Manager

this 7 day of March

2007

[Signature]  
Notary Public



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 and hold title to real estate under the laws of the State of Illinois.

Dated March 7, 2007

NL Properties, LLC

By: CityPlace Medical Ventures, L.L.C.,

Its sole Member

Subscribed and sworn to before me by the

said Garrick R. Hamilton

By: [Signature]

Garrick R. Hamilton  
Authorized Signatory

this 7<sup>th</sup> day of March

2007

[Signature]  
Notary Public

JANET L. MOSS  
Notary Public - State of Missouri  
County of St. Louis  
My Commission Expires Jul. 29, 2007

NOTE: Any person who knowingly submits a false statement concerning the identity of a 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.]

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 1 IN DUKE REALTY CORPORATION NORTHLAKE TWO SUBDIVISION, A SUBDIVISION OF PART OF SECTIONS 30 AND 31, TOWNSHIP 40, NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH RIGHTS OF ACCESS SET FORTH AND CONTAINED IN DECLARATION OF EASEMENTS ENTERED INTO ON SEPTEMBER 29, 2004 BY DUKE REALTY LIMITED PARTNERSHIP AND RECORDED ON OCTOBER 7, 2004 AS DOCUMENT NUMBER 0428118172, AS AMENDED BY THAT INSTRUMENT RECORDED ON JANUARY 2, 2007 AS DOCUMENT NUMBER 0700233238.

Permanent Real Estate Index Number(s): 12-30-300-011-0000

Address of the Real Estate: 601 Northwest Ave., Northlake, IL

Property of Cook County Clerk's Office

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## EXHIBIT B

### PERMITTED TITLE EXCEPTIONS

1. REAL ESTATES TAXES FOR THE CALENDAR YEAR 2006 AND 2007 WHICH ARE A LIEN NOT YET DUE AND PAYABLE.
2. TERMS AND PROVISIONS CONTAINED IN THE EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STEEL TOWERS AND HIGH VOLTAGE TRANSMISSION LINES, AS CREATED BY GRANT TO COMMONWEALTH EDISON COMPANY RECORDED FEBRUARY 18, 1957 AS DOCUMENT NUMBER 16827903 AND FILED FEBRUARY 18, 1957 AS DOCUMENT LR1723256.
3. COVENANTS AND RESTRICTIONS CONTAINED IN THE INSTRUMENT RECORDED AUGUST 20, 1959 AS DOCUMENT NUMBER 17635499 AND FILED AS DOCUMENT LR1877132 AND THE TERMS AND PROVISIONS THEREIN CONTAINED.
4. COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING SETBACK LINE AND A RESERVATION OF THE RIGHT TO DEDICATE EASEMENTS AS CONTAINED IN THE INSTRUMENT RECORDED NOVEMBER 24, 1959 AS DOCUMENT NUMBER 17719817 AND FILED NOVEMBER 24, 1959 AS LR1897626 AND THE FURTHER PROVISIONS THEREIN CONTAINED.
5. STORM SEWER AND STORMWATER DETENTION AREA EASEMENT OVER ALL OF THE AREAS INDICATED AS "STORMWATER DETENTION EASEMENT" CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 0427244049.
6. CROSS ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 0427244049.
7. DECLARATION OF EASEMENTS ENTERED INTO ON SEPTEMBER 29, 2004 BY DUKE REALTY LIMITED PARTNERSHIP AND RECORDED ON OCTOBER 7, 2004 AS DOCUMENT NUMBER 0428118172, AS AMENDED BY THAT INSTRUMENT RECORDED ON JANUARY 2, 2007 AS DOCUMENT NUMBER 0700233238.
8. RIGHT, TITLE AND INTEREST OF OLMARC PACKAGING CO. PURSUANT TO UNRECORDED LEASE.
9. PUBLIC UTILITY AND DRAINAGE EASEMENT IN FAVOR OF THE CITY OF NORTHLAKE, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 0169539002.
10. ENCROACHMENT OF THE SIGN LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 41644 PREPARED BY WEBSTER, MCGRATH & AHLBERG LTD. DATED SEPTEMBER 11, 2006.

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11. ENCROACHMENT OF THE BILLBOARD LOCATED MAINLY ON THE PROPERTY WEST AND ADJOINING ON TO THE LAND BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 41644 PREPARED BY WEBSTER, MCGRATH & AHLBERG LTD. DATED SEPTEMBER 11, 2006.
12. ENCROACHMENT OF THE CHAIN LINK FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 41644 PREPARED BY WEBSTER MCGRATH & AHLBERG LTD. DATED SEPTEMBER 11, 2006.
  - a. TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCELS 2 AND 3 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.
  - b. RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
14. EASEMENT PARCEL 3 IS NOT CONTIGUOUS TO FEE PARCEL 1, THEREFORE, NOTWITHSTANDING THE FACT THAT EASEMENT PARCEL 3 IS INSURED IN SCHEDULE A THE COMPANY EXCLUDES FROM THIS COMMITMENT/POLICY ANY LOSS OR DAMAGE RESULTING FROM THE FACT THAT THE EASEMENT PARCEL 3 IS NOT CONTIGUOUS TO FEE PARCEL 1.
15. GRANT OF SIGN EASEMENT AND ACCESS AS CONTAINED IN DECLARATION OF SIGN EASEMENT DATED NOVEMBER 22, 2006 BY DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP RECORDED JANUARY 2, 2007 AS DOCUMENT NUMBER 0700233235.
16. MORTGAGE, LEASEHOLD MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND FIXTURE FILING DATED DECEMBER 8, 2006 AND RECORDED JANUARY 2, 2007 AS DOCUMENT NUMBER 0700233240 MADE BY NL PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND NL QUALIFIED, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO NATIONAL CITY BANK, A NATIONAL BANKING ASSOCIATION TO SECURE A NOTE FOR \$9,324,750.00.
17. ASSIGNMENT OF LEASES AND RENTS RECORDED ON JANUARY 2, 2007 AS DOCUMENT NUMBER 0700233241 MADE BY NL PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND NL QUALIFIED, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO NATIONAL CITY BANK, A NATIONAL BANKING ASSOCIATION.