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Doc#: 0725560060 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/12/2007 03:24 PM Pg: 1 of 6

WARRANTY DEED Statutory (ILLINOIS)

** take deemed effective September 6, 2007*

THIS AGREEMENT, is made this 31st day of August, 2007* between DANIEL F. MCCARTHY, a married man, as owner of an undivided 52.5% interest as tenant-in-common and BARBARA K, MCCARTHY, a married woman, as owner of an undivided 1% interest as tenant-in-common collectively Grantors and TRANSWESTERN

WESTMORELAND, LLC a Delaware limited liability company, 150 N. Wacker Drive, Suite 800, Chicago, Illinois 60606 Grantee, WITNESSETH, that the Grantors, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents do REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, all the following described real estate situated in the County of Cook, State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

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 the Grantors, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantors, for themselves and their heirs and assign, do covenant, promise and agree, to and with the Grantee, its successors and assigns, that they have not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that with respect to the said premises, Grantors will Warrant and Defend against all persons lawfully claiming, or to claim the same, by, through or under Grantors, but no other, subject to: SEE ATTACHED EXHIBIT "B".

THE PREMISES IS NOT HOMESTEAD PROPERTY

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 98
Paid: \$40125.00
Chicago Office 8/31/2007



hc

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Permanent Real Estate Index Number(s): 10-09-404-033-0000


Address(es) of Real Estate: 9933 Lawler Avenue, Skokie, Illinois

Dated this 31st day of August 2007

Barbara K. McCarthy
Barbara K. McCarthy, as tenant-in-common
as aforesaid


Daniel F. McCarthy
Daniel F. McCarthy, as tenant-in-common as
aforesaid

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

SEP. 12. 07
REVENUE STAMP

REAL ESTATE TRANSFER TAX
06687.50
FP 103042

0000031474

STATE OF ILLINOIS
STATE TAX

SEP. 12. 07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
13375.00
FP 103037

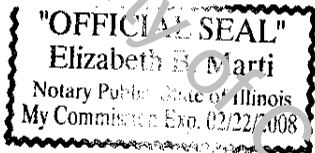
0000019193

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STATE OF ILLINOIS)
)
) SS
)
 COOK COUNTY)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Daniel F. McCarthy and Barbara K. McCarthy** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Give under my hand and Notarial Seal this 30th day of August 2007.



Elizabeth B. Marti

 Notary Public.

Future Taxes to Grantee's Address
Transwestern Westmoreland, L.L.C.
150 N. Wacker Dr., Ste. 800
Chicago, IL 60606

Return this document to:
 Drane Freyer & Lapins, Limited
 150 N. Wacker Drive, Suite 800
 Chicago, Illinois 60606

This Instrument was Prepared by: William Biederman
 Whose Address is: 222 N. LaSalle Street
 Suite 1910
 Chicago, Illinois 60601

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EXHIBIT A

Legal Description of Land

The Westmoreland Building, 9933 Lawler Avenue, Skokie, Illinois 60077

Lots 11 to 21 both inclusive, and Lots 22 to 32 both inclusive, together with the vacated 20.0 foot public alley bounded on the east by Lots 22 to 32 both inclusive and on the west by Lots 11 to 21 both inclusive, all in Westmoreland Addition to Evanston No. 3, being a subdivision of the East 5 acres of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 9, Township 41 North, Range 13, East of the Third Principal Meridian (except the south 30 feet of the north 60 feet in town of Niles), in Cook County, Illinois.

Also: All of that part of Colfax Street, 66 feet wide, and of Lavergne Avenue, 33 feet wide, vacated by ordinance passed February 13, 1962 and recorded in the Recorders Office of Cook County, Illinois, as Document No. 18618853.

Pin: 10-09-404-033-0000

Address: The Westmoreland Building, 9933 Lawler Avenue, Skokie, Illinois 60077

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~~LAWYERS TITLE INSURANCE CORPORATION~~

SCHEDULE B
EXCEPTIONS CONTINUED

We should be furnished satisfactory evidence of whether or not said option has been exercised and this commitment is subject to further exceptions as may be deemed necessary.

~~4. Rights of the public, the municipality and the state of illinois in and to those portions of the land, if any, taken or used for roads and highways.~~

5. Rights of the public or quasi - public utilities including but not limited to easement over, on and under the vacated part of Lavergne Avenue and the South 15.00 feet of the vacated part of Colfax Street for utility, sewer and water main purposes as reserved in Ordinance recorded October 16, 1962 as Document Number 18618853.

6. Easement created by Grant dated November 12, 1956 recorded November 21, 1956 as Document Number 16761436 by Marshall Field and Company, an Illinois corporation, to Old Orchard Business District Inc., an Illinois corporation, over Lots 1 to 26 both inclusive and Lots 28 to 40 both inclusive, in Block 1 in Harmswood Manor aforesaid as follows.

(A) To lay, construct, improve, maintain, and operate on said premises such roadways, streets, driveways, walkways, malls, parking areas, lighting systems, landscaping, conduits and service lines as granted from time to time shall elect.

(B) To use all roadways, streets and driveways, at any time located on the said premises for ingress and egress of persons and motor vehicles.

(C) To use all walkways and malls at any time located on the said premises for ingress and egress of persons, over and through said premises.

(D) To use any and all parking areas at any time located on the said premises for parking of motor vehicles and for the passage of persons, over the said premises.

(E) To use any lighting system or systems at any time located on said premises.

(F) To maintain any and all landscaped areas at any time located within the said premises.

(Continued)

~~CASE NUMBER 11044362~~

~~POLICY NUMBER PROFORMA~~

~~ALTA OWNER'S POLICY 10/17/92~~

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(G) To use any and all sanitary and drainage sewers, utility service pipes, and lines connected with utility facilities (including but not limited to those required for telephone, telegraph, gas, electric and water service).

(H) Grantor agrees not to construct any building or structure on said premises without the written consent of the grantee.

(Affects only the South 1/2 of the vacated part of Colfax Street)

7. Easements to use any and all sanitary and drainage sewers, utility service pipes and lines connected with utility facilities located on Lots 1 and 40 Block 1 in Harmswood Manor (including but not limited to those required for telephone, telegraph, gas, electric and water service) for the operation of any and all buildings and business conducted on the grantees property as created by grant from Marshall Field and Company, an Illinois corporation, to Old Orchard Business District Inc., dated September 27, 1956 and recorded December 14, 1956 as Document Number 16781472.

NOTE: Grantor agrees not to construct any building or structure on said premises without the written consent of the grantee.

(Affects only the South 1/2 of the vacated part of Colfax Street)

8. Building line as shown on the plat of Westmorland Addition to Evanston No. 3 Subdivision recorded as Document Number 9056515.

(Affects the West 15 feet of Lots 11 through 21 and the East 15 feet of Lots 22 through 32).

~~9. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees as per the rent roll attached hereto and made a part hereof.~~

Note for information: This is a pro-forma policy only, which is based upon certain assumptions, and does not represent the status of the final policy, at this time. This pro-forma policy is subject to all remaining title clearance, underwriting, closing and recording, to effectuate the format currently shown herein. The title commitment should be used to determine the status of title. Remaining matters to be deleted or added, including any endorsements requested, should be addressed prior to closing.

(Continued)

CASE NUMBER 11044362

POLICY NUMBER PROFORMA

~~ALTA OWNER'S POLICY 10/17/92~~