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3162/1998 03 001 Page 1 of 8
1998-11-23 12:50:45
Cook County Recorder 67.00



Return to
BOX 15

NTS 24-25506-14
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Special Warranty Deed

Know all men by these presents that, **Chicago Colony Square Associates** ("Grantor"), an Illinois general partnership with an address c/o PaineWebber Properties, 265 Franklin Street, Boston, MA 02110, for and in consideration of Two Million Three Hundred Thousand Dollars (\$2,300,000.00), in hand paid does remise, release, alien and convey to **HANJO, L.L.C.** ("Grantee"), an Illinois limited liability company with an address c/o The Kampai Restaurant, 2330 South Elmhurst Road, Mount Prospect, IL 60056, the land and improvements legally described in Exhibit A attached hereto and incorporated herein with all appurtenances thereunto belonging, subject to and excepting all encumbrances of record.

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TO HAVE AND TO HOLD the above-described property, unto said Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns against every person whomsoever lawfully claiming the same or any part thereof by, through or under Grantor but not otherwise.

WITNESS my hand and seal this 13th day of November, 1998.

WICOR TITLE INSURANCE

In the presence of:

GRANTOR:

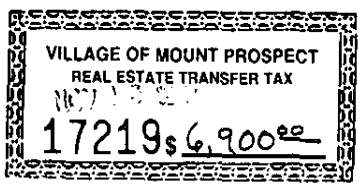
CHICAGO COLONY SQUARE ASSOCIATES

By: Chicago Colony Square Company, Ltd., general partner

Judy J. Bonner

By:

William R. Cooper
Name: WILLIAM R. COOPER
Title: MANAGING GENERAL PARTNER



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014700

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

NOV-98 DEPT. OF REVENUE

801.50

RB.10843

014707

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

NOV-98 DEPT. OF REVENUE

860.00

MB.10843

14353

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

NOV-98 DEPT. OF REVENUE

338.50

073853

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP NOV-98

629.00

p.s.11430

073796

REAL ESTATE TRANSACTION TAX

REVENUE STAMP NOV-98

251.00

p.s.11430

073843

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP NOV-98

980.00

p.s.11430

Property of Cook County Clerk's Office

By: PaineWebber Income Properties
Seven Limited Partnership, general
partner

By: Seventh Income Properties
Fund, Inc., its managing
general partner

By: Rock M. D'Errico
Name: Rock M. D'Errico
Title: Vice President

Property of Cook County

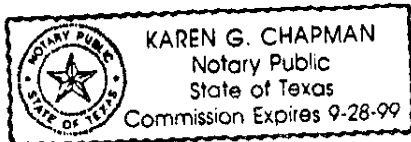
ACKNOWLEDGMENT

STATE OF Texas)
)
COUNTY OF Dallas) SS

On this 13th day of Nov., 1998, before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named W.R. COOPER to me well known, who stated that HE is the Managing General Partner of Chicago Colony Square Company, Ltd and is duly authorized in that capacity to execute the foregoing instrument for and in the name and behalf of the said partnership, and further stated and acknowledged that HE had so signed, executed and delivered said foregoing instrument as the free and voluntary act and deed of said partnership and for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 13th day of Nov., 1998.

Karen G. Chapman
Notary Public
My Commission Expires: 9-28-99



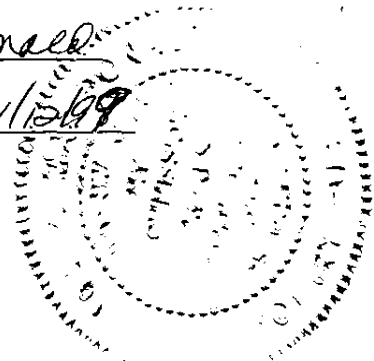
ACKNOWLEDGMENT

COMMONWEALTH OF MASSACHUSETTS)
) SS
COUNTY OF SUFFOLK)

On this 9th day of November, 1998, before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Frank M. DeCicco to me well known, who stated that he is the Vice President of Seventh Income Properties Fund, Inc., the Managing General Partner of PaineWebber Income Properties Seven Limited Partnership and is duly authorized in that capacity to execute the foregoing instrument for and in the name and behalf of the said partnership, and further stated and acknowledged that he had so signed, executed and delivered said foregoing instrument as the free and voluntary act and deed of said partnership and for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 9th day of November, 1998.

Linda B. Macdonald
Notary Public
My Commission Expires: 11/12/99



Document Prepared by
Kristen P. Tassone
Goodwin, Proctor & Hoar
Exchange Place
Boston, MA 02109

Exhibit A

Legal Description

PARCEL 1:

THAT PART OF LOT 1 IN THE COLONY (HEREINAFTER DESCRIBED) DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 50.0 FEET OF THE SOUTH EAST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WITH A LINE WHICH IS 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 23; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF 179.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 188.73 FEET; THENCE TURNING AN ANGLE OF 90 DEGREES, 49 MINUTES, 18 SECONDS TO THE RIGHT OF THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 514.053 FEET; THENCE TURNING AN ANGLE OF 89 DEGREES, 10 MINUTES, 42 SECONDS TO THE RIGHT OF THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 361.13 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, BEING 514.008 FEET NORTHERLY (AS MEASURED ALONG THE WEST LINE OF THE EAST 50 FEET OF THE SOUTH EAST $\frac{1}{4}$ OF THE SOUTH EAST $\frac{1}{4}$ OF SECTION 23 AFORESAID) OF THE NORTH LINE OF THE SOUTH 50 FEET OF THE SAID SOUTH EAST $\frac{1}{4}$ OF THE SOUTH EAST $\frac{1}{4}$ OF SECTION 23; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO THE MOST NORTHERLY CORNER OF PROPERTY DESCRIBED IN DEED REGISTERED AS DOCUMENT NUMBER LR-2456164; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF PROPERTY DESCRIBED IN DEED REGISTERED AS DOCUMENT NUMBER LR-2456164, A DISTANCE OF 8.35 FEET; THENCE TURNING AN ANGLE OF 82 DEGREES, 14 MINUTES, 01 SECOND TO THE RIGHT OF THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 180.00 FEET; THENCE TURNING AN ANGLE OF 90 DEGREES, 00 MINUTES, 00 SECONDS TO THE LEFT OF THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 181.50 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, IN CASE NO. 97 L 50934 (AS EVIDENCED OF RECORD BY THE ORDER THEREIN VESTING TITLE RECORDED MAY 18, 1998 AS DOCUMENT NO. 98-410, 807) AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 50 FEET OF SAID SOUTHEAST $\frac{1}{4}$ WITH A LINE WHICH IS 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 23; THENCE ON AN ASSUMED BEARING OF SOUTH 88 DEGREES, 33 MINUTES, 38 SECONDS WEST, ALONG SAID NORTH LINE OF THE SOUTH 50 FEET OF SAID SOUTHEAST $\frac{1}{4}$, 54.559 METERS (179.00 FEET); THENCE NORTH 01 DEGREE, 26 MINUTES 22 SECONDS WEST, ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE 55.321 METERS (181.50 FEET); THENCE NORTH 88 DEGREES, 33 MINUTES, 38 SECONDS EAST, ALONG A LINE PERPENDICULAR TO THE

LAST DESCRIBED COURSE, 54.864 METERS (180.00 FEET) TO THE EAST LINE OF SAID LOT 1 FOR THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES, 33 MINUTES, 38 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 1.227 METERS (4.02 FEET); THENCE NORTH 0 DEGREES, 56 MINUTES, 47 SECONDS WEST, 40.691 METERS (133.50 FEET); THENCE NORTH 89 DEGREES, 12 MINUTES, 00 SECONDS EAST 1.646 METERS (5.40 FEET) TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 0 DEGREES, 48 MINUTES, 00 SECONDS EAST, ALONG SAID EAST LINE, 38.166 METERS (125.18 FEET) TO A BEND POINT IN SAID EAST LINE; THENCE SOUTH 06 DEGREES, 19 MINUTES, 30 SECONDS WEST, ALONG SAID EAST LINE 2.543 METERS (8.35 FEET) TO THE POINT OF BEGINNING.

THE COLONY, AFORESAID, BEING A SUBDIVISION OF PART OF THE SOUTH EAST $\frac{1}{4}$ OF THE SOUTH EAST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY ON FEBRUARY 19, 1974, AS DOCUMENT NUMBER 2739801 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1976 AND KNOWN AS TRUST NO. 1068741 TO LINCOLN PROPERTY COMPANY NO. 88 DATED AUGUST 1, 1977 AND FILED NOVEMBER 4, 1977 AS DOCUMENT NO. LR 2979500 AS MODIFIED BY MODIFICATION FILED FEBRUARY 28, 1978 AS DOCUMENT NO. LR 3078137 FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE SOUTH 60 FEET OF THE EAST 45 FEET OF THAT PART OF LOT 1 OF THE COLONY BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 50 FEET OF SAID SOUTHEAST QUARTER WITH A LINE WHICH IS 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 23; THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 367.73 FEET TO A POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 349.70 FEET; THENCE NORTHERLY 90 DEGREES, A DISTANCE OF 544.00 FEET; THENCE TURNING AN ANGLE OF 90 DEGREES TO THE RIGHT OF THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 165.00 FEET; THENCE TURNING AN ANGLE OF 90 DEGREES TO THE RIGHT OF THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 30.00 FEET; THENCE TURNING AN ANGLE OF 90 DEGREES TO THE LEFT OF THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 192.07 FEET; THENCE TURNING AN ANGLE OF 90 DEGREES 49 MINUTES 18 SECONDS TO THE RIGHT OF THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 514.053 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

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EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED AND DEFINED IN GRANT OF EASEMENT DATED SEPTEMBER 19, 1985 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 20, 1985 AS DOCUMENT NO. LR 3463364 FOR THE PURPOSE OF OPERATING, MAINTAINING, REPAIRING, REPLACING, RENEWING, MOVING OR REINSTALLING A FREE STANDING PYLON SIGN, TOGETHER WITH THE RIGHT OF ACCESS THEREIN PROVIDED, ON THAT PART OF THE FOLLOWING DESCRIBED PROPERTY SHOWN ON EXHIBIT "C" TO SAID GRANT OF EASEMENT:

THAT PART OF LOT 1 IN THE COLONY (HEREINAFTER DESCRIBED) DESCRIBED AS FOLLOWS:

STARTING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 50 FEET OF SAID SOUTHEAST $\frac{1}{4}$ WITH A LINE WHICH IS 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 23, THENCE WEST ALONG SAID NORTH LINE; A DISTANCE OF 60.00 FEET TO A POINT OF BEGINNING, THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 119.00 FEET; THENCE TURNING AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS TO THE RIGHT OF THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 181.50; THENCE TURNING AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS TO THE RIGHT OF THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 180.00 FEET; THENCE TURNING AN ANGLE TO 97 DEGREES 45 MINUTES 59 SECONDS, TO THE RIGHT OF THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 152.90 FEET; THENCE TURNING AN ANGLE OF 45 DEGREES 35 MINUTES 42 SECONDS TO THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 50.27 FEET TO THE POINT OF BEGINNING IN THE COLONY, BEING A SUBDIVISION OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 19, 1974 AS DOCUMENT NO. LR - 2739801.

PARCEL 4:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED AND DEFINED IN CROSS EASEMENT AGREEMENT DATED SEPTEMBER 19, 1985 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 20, 1985 AS DOCUMENT NO. LR 3463365 FOR THE NON-EXCLUSIVE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS CERTAIN PARTS DEFINED IN SAID AGREEMENT OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

THAT PART OF LOT 1 IN THE COLONY (HEREINAFTER DESCRIBED) DESCRIBED AS FOLLOWS:

STARTING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 50 FEET OF SAID SOUTHEAST $\frac{1}{4}$ WITH A LINE WHICH IS 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 23, THENCE WEST ALONG SAID NORTH LINE; A DISTANCE OF 60.00 FEET TO A POINT OF BEGINNING, THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 119.00 FEET; THENCE TURNING AN ANGLE

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OF 90 DEGREES 00 MINUTES 00 SECONDS TO THE RIGHT OF THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 181.50 FEET; THENCE TURNING AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS TO THE RIGHT OF THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 180.00 FEET; THENCE TURNING AN ANGLE TO 97 DEGREES 45 MINUTES 59 SECONDS, TO THE RIGHT OF THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 152.90 FEET; THENCE TURNING AN ANGLE OF 45 DEGREES 35 MINUTES 42 SECONDS TO THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 50.27 FEET TO THE POINT OF BEGINNING IN THE COLONY, BEING A SUBDIVISION OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 19, 1974 AS DOCUMENT NO. LR - 2739801.

Property of Cook County Clerk's Office