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Doc#: 0813341068 Fee: \$56.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/12/2008 02:29 PM Pg: 1 of 11

**THIS INSTRUMENT
PREPARED BY:**

Heidi J. Azulay, Esq.
DLA Piper US LLP
203 North LaSalle Street
Suite 1900
Chicago, IL 60601

After Recording Mail To:
Robert W. Newman
Wildman Harrold, Allen &
Dixon LLP
225 West Wacker Drive
Suite 2800
Chicago, Illinois 60606

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SPECIAL WARRANTY DEED

This Indenture, made this 7th day of MAY, 2008, by and among **UNITED STATIONERS SUPPLY CO.**, an Illinois corporation ("**Grantor**"), having an address of One Parkway North Boulevard, Suite 100, Deerfield, Illinois 60015, and **RJB-II LIMITED PARTNERSHIP**, an Illinois limited partnership, ("**RJB**") and **FIRST AMERICAN SELF STORAGE GROUP, L.L.C.**, an Illinois limited liability company ("**First American**") (First American and RJB hereinafter sometimes collectively referred to as "**Grantee**"), each having an address of 1731 N. Marcey, Suite 200, Chicago, Illinois 60614, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby **GRANT, BARGAIN AND SELL** an undivided 15.714% interest in the Property (hereinafter defined) unto **RJB** and an undivided 84.286% interest in the Property (hereinafter defined) unto **First American** as Tenants in Common and not as joint tenants, the following described real estate situated in the County of Cook and State of Illinois (the "**Property**"), to wit:

Legal Description: See Exhibit A attached hereto and by this reference made a part hereof;

Permanent Index Number: 09-09-401-064-0000, 09-09-402-009-0000,
09-09-402-010-0000, and 09-09-402-012-0000

Property Address: 2200 E. Golf Road and the adjacent land, Des Plaines, Illinois

Together with the improvements located thereon and with all and singular the hereditaments and appurtenances belonging thereto, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all

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the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity of, in and to the above-described Property, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said Property as described above, with the appurtenances, unto the Grantee and their successors, FOREVER.

And the Grantor, for itself and its successors, does hereby covenant, promise and agree to and with the Grantee and their successors that the Grantor has not done or suffered to be done, anything whereby the said Property hereby granted are, or may be, in any manner encumbered or charged, except for the Permitted Exceptions herein recited; and that it WILL WARRANT AND FOREVER DEFEND, said Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but not otherwise; provided, however, that this conveyance is made subject to the following exceptions and encumbrances (collectively, the "**Permitted Exceptions**"): the lien of general and special real estate taxes and assessments not yet due and payable; matters that could be disclosed by a visual inspection or accurate survey of the Property; all the matters set forth on Exhibit B attached hereto and by this reference made a part hereof.

[The signature page follows next]

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its _____ the day and year first above written.

GRANTOR:


UNITED STATIONERS SUPPLY CO., an Illinois corporation


By: Paul C. Phipps
Name: Paul C. Phipps
Its: President, United Stationers Supply

Send Subsequent Tax Bills to:

First American Self Storage Group, L.L.C.
1731 N. Marcey, Suite 200
Chicago, Illinois 60614
Attn.: Jeff Compton

512
25
07
08
REAL ESTATE TRANSFER TAX \$ 1.00 PER \$ 1,000.00
NO. 50602
2200 E GOLF RD
CITY OF DE PLAINES

STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
	10500.00
MAY - 9.08	FP 103024
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000009606

COOK COUNTY	
COUNTY TAX	REAL ESTATE TRANSACTION TAX
	05250.00
MAY - 9.08	FP 103022
REVENUE STAMP	# 0000007673

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STATE OF Illinois)

) SS.

COUNTY OF Cook)

I, Cheryl M. Cramer, a Notary Public in and for said County in the State aforesaid, do hereby certify that Paul C. Phipps, the President, United Stations supply of United Stationers Supply Co., an Illinois corporation, being the Grantor in the foregoing instrument, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of the Grantor, all for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 2nd day of May, 2008.



Cheryl M. Cramer

Notary Public

My Commission expires:

7/19/09

UNOFFICIAL COPY**EXHIBIT A**

PARCEL 1:

LOT 1 (EXCEPT THE NORTH 2 1/2 ACRES AND EXCEPT THE EAST 40 FEET THEREOF) IN SUPERIOR COURT COMMISSIONER'S PARTITION OF THE LANDS OF THE MINNA CARLE ESTATE IN SECTION 9, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1939 AS DOCUMENT NUMBER 12272132, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 (EXCEPT THAT PART CONVEYED TO ILLINOIS TOLLWAY COMMISSION BY WARRANTY DEED DATED AUGUST 16, 1957 AND RECORDED OCTOBER 14, 1957 AS DOCUMENT NUMBER 17037291) IN SUPERIOR COURT COMMISSIONER'S PARTITION (MADE IN CASE 34S18200) OF LANDS OF MINNA CARLE ESTATE (EXCEPT THAT PART THEREOF TAKEN BY CONDEMNATION IN CASE NO. 95L50192), IN SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1939 AS DOCUMENT NUMBER 12272132, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHWEST 1/4 OF SOUTH EAST 1/4 OF SECTION 9, WHICH IS 690.0 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 9; THENCE SOUTH 302.72 FEET ALONG THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE WEST, 660.89 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 WHICH IS 992.07 FEET SOUTH OF SAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE NORTH TO A POINT 690.0 FEET SOUTH OF SAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE EAST TO THE PLACE OF BEGINNING,

OTHERWISE KNOWN AS

LOT 3 IN THE SUPERIOR COURT COMMISSIONER'S PARTITION OF THE LANDS OF THE MINNA CARLE ESTATE IN SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1939 AS DOCUMENT NUMBER 12272132, EXCEPT THAT PART THEREOF CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY WARRANTY DEED DATED

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SEPTEMBER 7, 1957 AND RECORDED AS DOCUMENT NO. 17071229 AND EXCEPT THAT PART THEREOF TAKEN BY CONDEMNATION IN CASE NO. 95L50192, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID SECTION 9, 10 CHAINS (660.0 FEET) WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE WEST 10 CHAINS (660.0 FEET) TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID SOUTHEAST 1/4 OF SECTION 9 AFORESAID; THENCE NORTH 4.65 CHAINS (306.90 FEET); THENCE EAST 10 CHAINS (660.0 FEET), THENCE SOUTH TO THE POINT OF BEGINNING (EXCEPTING FROM SAID TRACT THAT PART THEREOF FALLING WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE AFORESAID SECTION 9; THENCE WEST 828.21 FEET ALONG THE SOUTH LINE OF THE AFORESAID SECTION 9, FOR A POINT OF BEGINNING; THENCE CONTINUING WEST 303.17 FEET ALONG THE AFORESAID SOUTH LINE OF SECTION 9; THENCE NORTHERLY 310.55 FEET ON A CURVED LINE, SAID CURVE BEING TO THE LEFT AND HAVING A RADIUS OF 11,309.16 FEET, WHOSE TANGENT FORMS AN ANGLE OF 99 DEGREES 39 MINUTES 05 SECONDS TO THE RIGHT OF THE AFORESAID SOUTH LINE OF SECTION 9 EXTENDED; THENCE EASTERLY 433.75 FEET ALONG A LINE WHICH MAKES AN ANGLE OF 81 DEGREES 55 MINUTES 18 SECONDS TO THE RIGHT OF THE TANGENT OF THE AFORESAID CURVED LINE, EXTENDED; THENCE SOUTHERLY 284.26 FEET ALONG A LINE WHICH MAKES AN ANGLE OF 92 DEGREES 47 MINUTES 33 SECONDS TO THE RIGHT OF THE AFORESAID EASTERLY LINE, EXTENDED; THENCE WESTERLY 164.11 FEET ALONG A LINE WHICH MAKES AN ANGLE OF 87 DEGREES 00 MINUTES 04 SECONDS TO THE RIGHT OF THE AFORESAID SOUTHERLY LINE, EXTENDED; THENCE SOUTHERLY 30.56 FEET ON A CURVED LINE; SAID CURVE BEING TO THE RIGHT AND HAVING A RADIUS OF 11,609.16 FEET, TO THE POINT OF BEGINNING; AND EXCEPTING FROM SAID TRACT THAT PART THEREOF FALLING WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE AFORESAID SECTION 9, THENCE WEST 10 CHAINS ALONG THE SOUTH LINE OF THE AFORESAID SECTION 9, FOR A POINT OF BEGINNING; THENCE NORTHERLY 34.13 FEET ALONG A LINE WHICH MAKES AN ANGLE OF 91 DEGREES 37 MINUTES 24 SECONDS TO THE RIGHT OF THE AFORESAID SOUTH LINE OF SECTION 9, EXTENDED; THENCE WESTERLY 164.11 FEET ALONG A LINE WHICH MAKES AN ANGLE OF 92 DEGREES 59 MINUTES 56 SECONDS TO THE LEFT OF THE AFORESAID NORTHERLY LINE, EXTENDED; THENCE SOUTHERLY 30.56 FEET ON A CURVED LINE, SAID CURVE BEING

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TO THE RIGHT AND HAVING A RADIUS OF 11,609.16 FEET, WHOSE TANGENT FORMS AN ANGLE OF 79 DEGREES 22 MINUTES 32 SECONDS TO THE LEFT OF THE AFORESAID WESTERLY LINE, EXTENDED; THENCE EASTERLY 168.21 FEET ALONG A LINE, TO THE POINT OF BEGINNING; AND EXCEPTING FROM SAID TRACT THAT PART THEREOF FALLING WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE AFORESAID SECTION 9; THENCE WEST 1,131.38 FEET ALONG THE SOUTH LINE OF THE AFORESAID SECTION 9, FOR A POINT OF BEGINNING; THENCE CONTINUING WEST 189.48 FEET ALONG THE AFORESAID SOUTH LINE OF SECTION 9; THENCE NORTHERLY 306.90 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE AFORESAID SECTION 9; THENCE EAST 50.02 FEET ALONG A LINE WHICH MAKES AN ANGLE OF 88 DEGREES 30 MINUTES 40 SECONDS TO THE RIGHT OF THE LAST DESCRIBED LINE EXTENDED; THENCE SOUTH 251.91 FEET ALONG A LINE WHICH MAKES AN ANGLE OF 91 DEGREES 29 MINUTES 20 SECONDS TO THE RIGHT OF THE LAST DESCRIBED LINE EXTENDED; THENCE SOUTHEASTERLY 50.00 FEET ALONG A LINE WHICH MAKES AN ANGLE OF 45 DEGREES 45 MINUTES 25 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED; THENCE EASTERLY 109.48 FEET ALONG A LINE WHICH MAKES AN ANGLE OF 47 DEGREES 00 MINUTES 00 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED; THENCE SOUTHERLY ALONG A CURVED LINE 23.06 FEET, SAID CURVE BEING TO THE RIGHT AND HAVING A RADIUS OF 11,309.16 FEET TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 09-09-401-064-0000, 09-09-402-009-0000,
09-09-402-010-0000, and 09-09-402-012-0000

Property Address: 2200 E. Golf Road and the adjacent land, Des Plaines, Illinois

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EXHIBIT B

PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.
2. RIGHTS, IF ANY, OF PUBLIC OR QUASI-PUBLIC UTILITIES IN THE LAND AS EVIDENCED BY THE LIFT STATION, FIRE HYDRANTS, VAULTS FOR TRAFFIC SIGNALS, VAULTS FOR TELEPHONES, MANHOLES AND DRAINS, AS SHOWN ON THE PLAT OF SURVEY BY EDWARD J. MOLLOY & ASSOCIATES, LTD. DATED FEBRUARY 19, 2007, REVISED MARCH 30, 2007, ORDER NO. 2007-0061.
3. ENCROACHMENT OF THE WOOD FENCE LOCATED MAINLY ON PARCEL 1, OVER ONTO THE PROPERTY WEST AND ADJOINING BY 2.98 FEET , AS SHOWN ON THE PLAT OF SURVEY BY EDWARD J. MOLLOY & ASSOCIATES, LTD., DATED FEBRUARY 19, 2007, REVISED MARCH 30, 2007, ORDER NO. 2007-0061.
4. ENCROACHMENT OF THE WOOD FENCE LOCATED MAINLY ON PARCEL 2, OVER ONTO THE PROPERTY WEST AND ADJOINING BY 2.98 FEET , AS SHOWN ON THE PLAT OF SURVEY BY EDWARD J. MOLLOY & ASSOCIATES, LTD., DATED FEBRUARY 19, 2007, REVISED MARCH 30, 2007, ORDER NO. 2007-0061.
5. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, 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 GRANT RECORDED/FILED AS DOCUMENT NO. 24506627, AFFECTING THE WEST 100 FEET OF THE SOUTH 15 FEET OF PARCEL 4 AND OTHER PROPERTY NOT NOW IN QUESTION.
6. INTENTIONALLY OMITTED.
7. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE GRANT OF PERMANENT EASEMENT MADE BY AND BETWEEN UNITED STATIONERS SUPPLY CO. ("GRANTOR") AND THE CITY OF DES PLAINES ("GRANTEE"), DATED JULY 13, 2006 AND RECORDED JULY 27, 2006 AS DOCUMENT NUMBER 0620831046, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, AND INSPECT

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A SANITARY SEWER AND LIFT STATION OVER A PORTION OF THE PREMISES IN QUESTION.

8. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE GRANT OF PERMANENT EASEMENT MADE BY AND BETWEEN UNITED STATIONERS SUPPLY CO. ("GRANTOR") AND THE CITY OF DES PLAINES ("GRANTEE"), DATED JULY 13, 2006 AND RECORDED JULY 27, 2006 AS DOCUMENT NUMBER 0620831047, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, AND INSPECT A WATER MAIN WITHIN A PORTION OF THE PROPERTY IN QUESTION.
9. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE PROPERTY EAST AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.97 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2007-0061 PREPARED BY EDWARD J. MOLLOY & ASSOCIATES, LTD., DATED FEBRUARY 19, 2007 AND REVISED MARCH 30, 2007.

UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**

STATE OF ILLINOIS

} SS.

COUNTY OF COOK

Paul C. Phipps, the President, United Stationers Supply of United Stationers Supply Co., an Illinois corporation, being duly sworn on oath, states that the undersigned's address is c/o United Stationers Supply Co., 1 North Parkway Blvd., Suite 100, Deerfield, Illinois 60615. That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature page follows]

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SUBSCRIBED and SWORN to before me

This 2nd day of May, 2008.

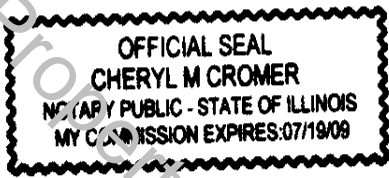
Cheryl M. Cromer
Notary Public

UNITED STATIONERS SUPPLY CO., an Illinois corporation

By: Paul C. Phipps

Name: Paul C. Phipps

Its: President, United Stationers Supply



Property of Cook County Clerk's Office