

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

This instrument prepared by:  
Kenneth H. Brown, Esq.  
Brown & Brown P.C.  
513 Central Avenue - Fifth Floor  
Highland Park, IL 60035



Doc#: 0828931058 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/15/2008 03:46 PM Pg: 1 of 6

Stewart Title Guaranty Company  
NTS - Chicago Division  
2 N. LaSalle Street, Suite 1400  
Chicago, IL 60602  
File # 08038154 BA

10/13

## SPECIAL WARRANTY DEED

Grantor, West King Street, LLC, an Illinois limited liability company, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, 11050 West King Street Associates LLC, a Delaware limited liability company ("Grantee"), and whose mailing address is 165 S. Union Boulevard Suite 510, Lakewood, Colorado 80228, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey, assign and deliver to Grantee that parcel of real estate legally described on the attached **Exhibit A** and subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof ("Permitted Exceptions").

TO HAVE AND TO HOLD the herein described Property, together with all and singular the tenements, hereditaments and appurtenances thereto belonging unto Grantee, its successors and assigns and Grantor hereby agrees to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming the same, by, through or under Grantor, but not otherwise, subject however, to the Permitted Exceptions.

Commonly known as: 11050-11130 W. King Street, Franklin Park, Illinois

Property Index Number: 12-20-300-025:12-20-300-030.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed on the ~~30th~~ <sup>4th</sup> day of ~~September~~ <sup>October</sup>, 2008.



This stamp procedure pursuant to Section 7-102-4-A of the Franklin Park Village Code governing review of documents. PS

GRANTOR:

West King Street, LLC, an Illinois limited Liability company

By: [Signature]  
Manager

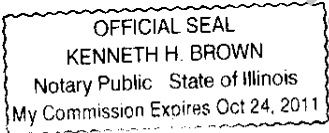
64C

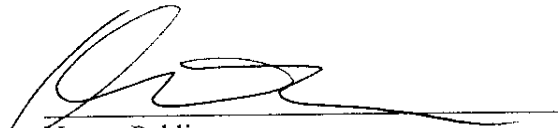
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF LAKE )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Howard Ellman, personally known to me to be a manager of West King Street, LLC, an Illinois limited liability company ("Company") and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such manager, he signed and delivered the said instrument pursuant to authority given to him as manager of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal as of the 30th day of September, 2008.



  
Notary Public

**My Commission Expires:**

After Recording  
Return to:


Holme Roberts & Owen LLP  
1700 Lincoln Street - Suite 4100  
Denver, CO 80203  
Attn: Dawn McKinnon

Send Subsequent  
Tax Bills to:

Street  
11050 West King Street Associates LLC  
c/o Alliance Commercial Partners LLC  
165 S. Union Boulevard - Suite 510  
Lakewood, CO 80228  
Attn: Doug McCormick

STATE OF ILLINOIS

STATE TAX



OCT. 15.08


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000036100

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 06200.00                 |
| FP 103037                |

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



OCT. 15.08

REVENUE STAMP

# 0000848372

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 03100.00                 |
| FP 103042                |

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## FRANKLIN PARK

### PARCEL 1:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20,  
TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
DESCRIBED AS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST 1/4, WITH THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED BY THE CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE, UNDER TRUST AGREEMENT NO. 34900 TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY AS DOCUMENT 16913782, IN BOOK 54903, PAGE 331, SAID POINT BEING 1107.18 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE EASTERLY IN THE NORTHERLY LINE OF SAID TOLL HIGHWAY TRACT (SAID LINE FORMING AN ANGLE OF 79 DEGREES, 23 MINUTES, 10 SECONDS MEASURED IN THE NORTHEAST QUADRANT, WITH THE WEST LINE OF SAID SOUTHWEST 1/4) FOR A DISTANCE OF 163.26 FEET; THENCE NORTHERLY IN A LINE, WHICH INTERSECTS THE NORTH LINE OF SAID SOUTHWEST 1/4 AT A POINT 85.26 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4, (SAID LINE BEING THE EASTERLY LINE OF THE NORTHERLY AND SOUTHERLY PORTION OF A STREET KNOWN AS WOLF ROAD) FOR A DISTANCE OF 50.46 FEET TO THE POINT OF INTERSECTION OF SAID LAST DESCRIBED LINE, WITH A LINE 50.00 FEET NORTHERLY OF (AT RIGHT ANGLE MEASUREMENT) AND PARALLEL WITH THE NORTHERLY LINE OF SAID TOLL HIGHWAY TRACT; THENCE EASTERLY IN SAID PARALLEL LINE, 490.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE CONVEYED BY THIS DESCRIPTION TO WIT:

THENCE NORTH-NORTHWESTERLY IN A LINE DRAWN AT RIGHT ANGLES TO SAID PARALLEL LINE, 370.00 FEET; THENCE EAST-NORTHEASTERLY PARALLEL WITH SAID TOLL HIGHWAY TRACT, 128.07 FEET; THENCE WESTERLY ON THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 368.20 FEET FOR A DISTANCE OF 120.38 FEET TO ITS POINT OF INTERSECTION WITH A LINE 439.50 FEET NORTHWESTERLY OF (AT RIGHT ANGLE MEASUREMENT) AND PARALLEL WITH THE NORTHERLY LINE OF SAID TOLL HIGHWAY TRACT; THENCE WEST-SOUTHWESTERLY IN SAID LAST DESCRIBED PARALLEL LINE, 446.81 FEET TO ITS POINT OF INTERSECTION WITH THE EASTERLY LINE OF WOLF ROAD; THENCE SOUTHERLY IN THE EASTERLY LINE OF SAID WOLF ROAD, 393.09 FEET TO ITS POINT OF INTERSECTION WITH SAID LINE 50.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID TOLL HIGHWAY TRACT; THENCE EASTERLY IN SAID LAST DESCRIBED PARALLEL LINE, 490.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**UNOFFICIAL COPY****PARCEL 2:**

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20,  
TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
DESCRIBED AS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID  
SOUTHWEST 1/4, WITH THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED  
BY THE CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST  
AGREEMENT NO. 34900 TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION  
RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY AS DOCUMENT  
16913782, IN BOOK 54903, PAGE 331, SAID POINT BEING 1107.18 FEET, MORE OR  
LESS NORTH OF THE SOUTH WEST CORNER OF SAID SOUTH WEST 1/4; THENCE  
EASTERLY IN THE NORTHERLY LINE OF SAID TOLL HIGHWAY TRACT, (SAID LINE  
FORMING AN ANGLE OF 79 DEGREES, 23 MINUTES, 10 SECONDS MEASURED IN  
THE NORTH EAST QUADRANT, WITH THE WEST LINE OF SAID SOUTHWEST 1/4)  
FOR A DISTANCE OF 163.26 FEET; THENCE NORTHERLY IN A LINE, WHICH  
INTERSECTS THE NORTH LINE OF SAID SOUTHWEST 1/4 AT A POINT 85.26 FEET  
EAST OF THE NORTH WEST CORNER OF SAID SOUTHWEST 1/4 FOR A DISTANCE  
OF 50.46 FEET TO THE POINT OF INTERSECTION OF SAID LAST DESCRIBED LINE,  
WITH A LINE 50.00 FEET NORTHERLY OF (AT RIGHT ANGLE MEASUREMENT) AND  
PARALLEL WITH THE NORTHERLY LINE OF SAID TOLL HIGHWAY TRACT;  
THENCE EASTERLY IN SAID PARALLEL LINE, 490.00 FEET TO THE POINT OF  
BEGINNING OF THE TRACT OF LAND TO BE CONVEYED BY THIS DESCRIPTION TO  
WIT:

THENCE NORTHERLY IN A LINE DRAWN AT RIGHT ANGLES TO SAID PARALLEL  
LINE, 370.00 FEET; THENCE EASTERLY PARALLEL WITH SAID TOLL HIGHWAY  
TRACT, 357.0 FEET; THENCE WESTERLY IN A LINE, WHICH FORMS AN ANGLE OF  
09 DEGREES, 27 MINUTES, 44 SECONDS, MEASURED IN THE SOUTHWEST  
QUADRANT WITH THE LAST DESCRIBED LINE FOR A DISTANCE OF 121.66 FEET TO  
ITS POINT OF INTERSECTION, WITH A LINE 20.00 FEET SOUTHERLY OF,  
MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE LAST DESCRIBED  
PARALLEL LINE; THENCE WESTERLY IN SAID PARALLEL LINE, 30.0 FEET TO ITS  
POINT OF INTERSECTION WITH A LINE 207.0 FEET EASTERLY OF AND PARALLEL  
WITH THE ABOVE DESCRIBED RIGHT ANGLE LINE; THENCE SOUTHERLY IN SAID  
LAST DESCRIBED PARALLEL LINE, 350.0 FEET TO ITS POINT OF INTERSECTION  
WITH THE ABOVE DESCRIBED LINE, 50.00 FEET NORTHERLY OF AND PARALLEL  
WITH THE SAID TOLL HIGHWAY TRACT; THENCE WESTERLY IN SAID PARALLEL  
LINE, 207.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PIN:** 12-20-300-030-0000 (COVERS PARCEL 1)  
12-20-300-025-0000 (COVERS PARCEL 2)

**ADDRESS:** 11050 & 11130 KING STREET, FRANKLIN PARK, ILLINOIS 60131

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## EXHIBIT B PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE YEARS 2007 SECOND INSTALLMENT, 2008 AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.
2. WATERMAIN ALONG THE SOUTHWEST CORNER OF PARCEL 1 AND ALONG THE SOUTHERLY LINE OF PARCELS 1 AND 2 AS DISCLOSED BY ALTA/ACSM LAND TITLE SURVEY PREPARED BY CERTIFIED SURVEY, INC., UNDER ORDER NO. 060708-Y, DATED MARCH 7, 2008, AND UPDATED THROUGH SEPTEMBER 24, 2008.
3. UTILITY EASEMENT ALONG THE NORTH LINE OF PARCEL 1 AS DISCLOSED BY ALTA/ACSM LAND TITLE SURVEY PREPARED BY CERTIFIED SURVEY, INC., UNDER ORDER NO. 060708-Y, DATED MARCH 7, 2008, AND UPDATED THROUGH SEPTEMBER 24, 2008.
4. SANITARY SEWER ALONG THE NORTH LINE OF PARCEL 1 AS DISCLOSED BY ALTA/ACSM LAND TITLE SURVEY PREPARED BY CERTIFIED SURVEY, INC., UNDER ORDER NO. 060708-Y, DATED MARCH 7, 2008, AND UPDATED THROUGH SEPTEMBER 24, 2008.
5. RAILROAD SPURS RUNNING SOUTH OF THE NORTHERLY LINE OF PARCEL 1 AS DISCLOSED BY ALTA/ACSM LAND TITLE SURVEY PREPARED BY CERTIFIED SURVEY, INC., UNDER ORDER NO. 060708-Y, DATED MARCH 7, 2008, AND UPDATED THROUGH SEPTEMBER 24, 2008.
6. RAILROAD SPUR RUNNING SOUTH OF THE NORTHERLY LINE OF PARCEL 2 AS DISCLOSED BY ALTA/ACSM LAND TITLE SURVEY PREPARED BY CERTIFIED SURVEY, INC., UNDER ORDER NO. 060708-Y, DATED MARCH 7, 2008, AND UPDATED THROUGH SEPTEMBER 24, 2008.
7. SANITARY SEWER LYING EAST OF THE WESTERLY LINE OF PARCEL 2 AS DISCLOSED BY ALTA/ACSM LAND TITLE SURVEY PREPARED BY CERTIFIED SURVEY, INC., UNDER ORDER NO. 060708-Y, DATED MARCH 7, 2008, AND UPDATED THROUGH SEPTEMBER 24, 2008.
8. SANITARY SEWER LYING WEST OF THE EASTERLY LINE OF PARCEL 1 AS DISCLOSED BY ALTA/ACSM LAND TITLE SURVEY PREPARED BY CERTIFIED SURVEY, INC., UNDER ORDER NO. 060708-Y, DATED MARCH 7, 2008, AND UPDATED THROUGH SEPTEMBER 24, 2008.
9. EASEMENT FOR STORM SEWER ALONG THE SOUTHWESTERLY 15.00 FEET OF PARCEL 2 AS SHOWN ON SURVEY BY EMMETT KENNEDY & COMPANY,

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NO. 1133-E, DATED MARCH 9, 1961 AND JANUARY 2, 1962, AS AMENDED OCTOBER 31, 1969 BY EARL M. SMITH & ASSOCIATES NO. 15906-A6, AS DISCLOSED IN DEED RECORDED DECEMBER 14, 1984 AS DOCUMENT 27373123, AND AS DISCLOSED ON ALTA/ACSM LAND TITLE SURVEY PREPARED BY CERTIFIED SURVEY, INC., UNDER ORDER NO. 060708-Y, DATED MARCH 7, 2008, AND UPDATED THROUGH SEPTEMBER 24, 2008.

10. LEASE MADE BY THE VILLAGE OF FRANKLIN PARK, A MUNICIPAL CORPORATION TO T, B & T/ELLER MEDIA SIGNS, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY DATED APRIL 6, 2001 AND RECORDED APRIL 26, 2001 AS DOCUMENT 0010344755, DEMISING THE LAND FOR A TERM OF FORTY (40) YEARS COMMENCING ON THE DATE THE ONE (1) DOUBLE-FACE ILLUMINATED ADVERTISING STRUCTURE IS COMPLETED AND ENDING FORTY (40) YEARS THEREAFTER, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.
11. VARIOUS SIGNS ALONG THE WEST AND SOUTH LINES OF THE LAND ONTO THE PUBLIC WAY AS DISCLOSED BY ALTA/ACSM LAND TITLE SURVEY PREPARED BY CERTIFIED SURVEY, INC., UNDER ORDER NO. 060708-Y, DATED MARCH 7, 2008, AND UPDATED THROUGH SEPTEMBER 24, 2008.

County Clerk's Office