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1999-12-23 10:33:29
Cook County Recorder 27.50



[Handwritten signature]

199902440 NNNT ① Cook Co. IL

THIS DOCUMENT WAS
PREPARED BY:

Prime Group Realty Trust
77 West Wacker Drive
Suite 3900
Chicago, Illinois 60601
Heath R. Fear, Esq.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 22nd day of December, 1999, by 455 ACADEMY DRIVE, L.L.C., a Delaware limited liability company ("Grantor"), to NSI ENTERPRISES, INC., a California corporation ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by Grantor, by these presents does hereby REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, the property described on EXHIBIT A attached hereto and made a part hereof, which property is situated in the County of Cook and State of Illinois (the "Property"). The Property hereby conveyed is conveyed subject to those title exceptions set forth on EXHIBIT B attached hereto and made a part hereof.

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 Property with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Property with the appurtenances, unto Grantee and its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it

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WILL WARRANT AND FOREVER DEFEND said Property, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the title exceptions set forth on EXHIBIT B attached hereto.

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

GRANTOR:

455 ACADEMY DRIVE, L.L.C., a Delaware limited liability company

By: Prime Group Realty, L.P., a Delaware limited partnership, its Sole Member

By: Prime Group Realty Trust, a Maryland real estate investment trust, its Managing General Partner

By: Patricia Chmielewski
Name: Patricia Chmielewski
Title: VP Acquisitions

Property of Cook County Clerk's Office

STATE TAX	STATE OF ILLINOIS DEC. 22. 99 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000007187	REAL ESTATE TRANSFER TAX 00567.50 FP326660
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STATE TAX	STATE OF ILLINOIS DEC. 23. 99 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000007206	REAL ESTATE TRANSFER TAX 03600.00 FP326660
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COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX DEC. 22. 99 REVENUE STAMP	# 0000014965	REAL ESTATE TRANSFER TAX 00283.75 FP326670
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COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX DEC. 23. 99 REVENUE STAMP	# 0000014984	REAL ESTATE TRANSFER TAX 01800.00 FP326670
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STATE TAX	STATE OF ILLINOIS DEC. 23. 99 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000007196	REAL ESTATE TRANSFER TAX 00332.50 FP326660
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COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX DEC. 23. 99 REVENUE STAMP	# 0000014974	REAL ESTATE TRANSFER TAX 00166.25 FP326670
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

09191279

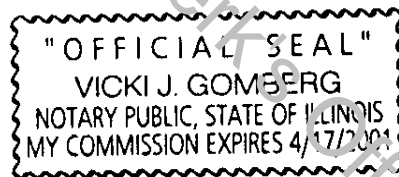
I, VICKI J GOMBERG, a notary public in and for said County and State aforesaid, do hereby certify that on this day personally appeared before me Patricia Chmielewski personally known to me to be the same and personally known to me to be the V.P. Acquisitions of Prime Group Realty Trust, a Maryland real estate investment trust and managing general partner of Prime Group Realty, L.P., a Delaware limited partnership and sole member of 455 Academy Drive, L.L.C., a Delaware limited liability company, and acknowledged that she signed and delivered said instrument as ~~his~~ free and voluntary act as V.P. Acquisitions of said real estate investment trust, and that the said instrument was signed and delivered in the name and on behalf of said limited partnership in the name and on behalf of said limited liability company as the free and voluntary act and deed of said limited partnership and said limited liability company.

GIVEN under my hand and official seal this 22nd day of December, 1999.

Vicki J. Gomberg
Notary Public

My commission expires: 4/17/2001

AFTER RECORDING RETURN TO:
Sarah E. Lapsen
Latham & Watkins
5800 Sears Tower
Chicago, Illinois 60606



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EXHIBIT A

09191279

LEGAL DESCRIPTION

LOT 9 IN THE RESUBDIVISION OF PART OF LOT 4 IN BLOCK 3 IN THE FIRST RESUBDIVISION OF SKY HARBOR INDUSTRIAL PARK, UNIT NO. 1 IN THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED, JUNE 27, 1973, AS DOCUMENT 22377699 IN COOK COUNTY, ILLINOIS

PSN 04-05-400-018

455 Academy Drive

Northbrook, Illinois 60062

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EXHIBIT B

09191279

TITLE EXCEPTIONS

1. (A) GENERAL REAL ESTATE TAXES FOR THE YEAR 1999 AND SUBSEQUENT YEARS.
2. (D) A 30 FOOT BUILDING LINE AS SHOWN ON PLAT OF SAID SUBDIVISION.
3. (E) EASEMENT OVER THE SURFACE OF THE PROPERTY SHOWN WITHIN DOTTED LINES ON PLATS AND MARKED EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT TO OVERHANG AERIAL SERVICE WIRES AND RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED APRIL 24, 1972 AS DOCUMENT 21876750 AND AS SHOWN ON PLAT OF RESUBDIVISION RECORDED NOVEMBER 28, 1972 AS DOCUMENT 22134317 AND AS SHOWN ON PLAT OF RESUBDIVISION RECORDED JUNE 27, 1973 AS DOCUMENT 22377699.
4. (F) EASEMENTS FOR WATER MAIN AS SHOWN ON PLAT OF SKY HARBOR INDUSTRIAL PARK UNIT NO. 1 RECORDED APRIL 24, 1972 AS DOCUMENT 21876750, SHOWN ON PLAT OF FIRST RESUBDIVISION OF SKY HARBOR INDUSTRIAL PARK UNIT NO. 1 RECORDED AS DOCUMENT 22134317 AND AS SHOWN ON PLAT OF RESUBDIVISION OF PART OF LOT 4 IN BLOCK 3 IN THE FIRST RESUBDIVISION OF SKY HARBOR JUNE 27, 1973 AS DOCUMENT 22377699 OVER THE WEST 5 FEET OF THE LAND.
5. (G) EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES AS SHOWN ON PLAT RECORDED AS DOCUMENTS 21876750, 22134317, 22377699 OVER THE NORTH AND EAST 10 FEET OF THE LAND AND THE SOUTH 10 FEET OF THE EAST 194.96 FEET OF THE LAND.
6. (H) AGREEMENT CONTAINED IN DEED FROM LASALLE NATIONAL BANK, AS TRUSTEE AND KNOWN AS TRUST NUMBER 41933 TO MARILYN SKUROW RECORDED JULY 27, 1973 AS DOCUMENT 22416935, PROHIBITING THE USES OF LAND FOR A PERIOD OF 11 YEARS FROM THE DATE OF CONVEYANCE AS AN INDOOR OR OUTDOOR COMMERCIAL TENNIS PLAYING FACILITY OR SO LONG AS LOT 2, BLOCK 4 OF SKY HARBOR INDUSTRIAL PARK UNIT 1 SHALL BE USED FOR SUCH PURPOSES.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.
7. (I) DECLARATION OF COVENANTS RECORDED AUGUST 7, 1972 AS DOCUMENT 22005074 AND AMENDED BY DOCUMENT RECORDED OCTOBER 10, 1972 AS DOCUMENT RECORDED OCTOBER 10, 1972 AS DOCUMENT 22079310 MADE BY LASALLE NATIONAL BANK AS TRUSTEE, KNOWN AS TRUST NUMBER 41933 RELATING TO BUILDING LINE, CONSTRUCTION TYPE, NUMBER OF BUILDINGS TO BE ERECTED ON LAND; LANDSCAPING, STORAGE, SIGNS, FENCES, APPROVAL OF PLANS; NO NOXIOUS OR OFFENSIVE ACTIVITY, ETC.