

# UNOFFICIAL COPY

09209529

9943/0147 88 001 Page 1 of 10  
1999-12-30 16:21:58  
Cook County Recorder 39.00

## WARRANTY DEED Statutory (Illinois)

When recorded return to:

Morrison & Foerster LLP  
.755 Page Mill Road  
Palo Alto, CA 94304-1018  
Attn: Hilda A. Senseney, Esq.



09209529

Above Space for Recorder's use only

THE GRANTOR

### GLENBOROUGH PROPERTIES, L.P.

a limited partnership created and existing under and by virtue of the laws of the State of California and duly authorized to transact business in the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and pursuant to authority given by the general partner of said corporation, CONVEYS and WARRANTS to

### AMB PROPERTY II, L.P.

a limited partnership organized and existing under and by virtue of the laws of the State of Delaware having its principal office at the following address 505 Montgomery Street, 5th Floor, San Francisco, CA 94111, the following described Real Estate situated in the State of Illinois, as more particularly set forth in Exhibit A attached hereto (the "Property").

Permanent Real Estate Index Number(s): See Exhibit A attached hereto.

Address(es) of Real Estate: See Exhibit A attached hereto

**BOX 333-CTI**

Provided however that this Deed and the warranty of title contained herein is expressly subject to the following:

- A. Real property taxes for the year 1999 and subsequent years;
- B. All zoning and other regulatory laws and ordinances affecting the Property; and
- E. All those matters set forth on the list of Permitted Exceptions attached hereto as Exhibit B and made a part hereof.

7852245 Dale  
DIV 1

(10)

10  
B

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its general partner, and attested by G. Lee Burns, Jr., this 21st day of December, 1999.

**GLENBOROUGH PROPERTIES, L.P.**, a California limited partnership

By: Glenborough Realty Trust Incorporated, a Maryland corporation, its General Partner

By: Peter Bharty  
Its: Vice President

Attest: G Lee Burns Jr

Property of Cook County Clearing Office

VILLAGE OF ELK GROVE VILLAGE  
REAL ESTATE TRANSFER TAX  
12-30-99  
15389 \$ 10125.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP DEC30'99  
P.O. 11427  
999.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP DEC30'99  
P.O. 11427  
998.50

COOK CO. NO. 018  
120224  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
P.B. 10775  
DEC30'99  
DEPT. OF REVENUE  
999.00

COOK CO. NO. 018  
120225  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
P.B. 10775  
DEC30'99  
DEPT. OF REVENUE  
999.00

COOK CO. NO. 018  
120226  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
P.B. 10776  
DEC30'99  
DEPT. OF REVENUE  
999.00

COOK CO. NO. 018  
120227  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
P.B. 10776  
DEC30'99  
DEPT. OF REVENUE  
378.00

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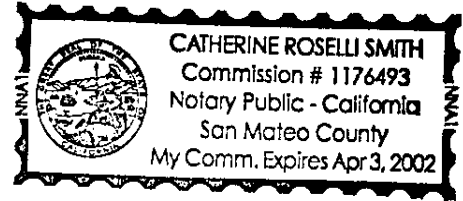
09209529

STATE OF CALIFORNIA }  
COUNTY OF SAN MATEO }ss.

On DECEMBER 21, 1999 before me, CATHERINE ROSELLI SMITH,  
NOTARY PUBLIC, personally appeared  
PETER CHARTZ, personally known to me ~~(or proved to me on the basis of~~  
~~satisfactory evidence)~~ to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and  
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by  
~~his/her/their~~ signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s)  
acted, executed the instrument.

WITNESS my hand and official seal.

Signature Catherine Roselli Smith



This instrument was prepared by Morrison & Foerster LLP, 755 Page Mill Road, Palo Alto, CA 94304  
(Name and Address)

MAIL TO: Morrison & Foerster LLP  
755 Page Mill Road  
Palo Alto, CA 94304-1018  
Attn: Hilda A. Senseney, Esq.

SEND SUBSEQUENT TAX BILLS TO:

AMB Property II, L.P.  
60 State Street, Suite 3700  
Boston, MA 02109

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_  
(City, State and Zip)

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EXHIBIT A  
TO  
ILLINOIS WARRANTY DEED  
Legal Description

09269529

## COOK COUNTY, ILLINOIS

Lots 6 and 7 in Triton II First Resubdivision, a resubdivision of Lots 1 to 17 both inclusive, in Triton II, being a subdivision in the West Half of Section 27, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 08-27-301-054-0000 & 08-27-301-053-0000

Address(es) of Real Estate: 775-865 Bonnie Lane, in the City of Elk Grove

Property of Cook County Clerk's Office

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EXHIBIT B  
TO  
ILLINOIS WARRANTY DEED  
Permitted Exceptions

09209529

Property of Cook County Clerk's Office

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**OWNER'S POLICY (1970)  
SCHEDULE B**

POLICY NO.: 1401 007852245 D1

NOTWITHSTANDING THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS OF THIS POLICY, ALL ENDORSEMENTS, IF ANY, ATTACHED HERETO ARE VALID DESPITE THE LACK OF SIGNATURE BY EITHER THE PRESIDENT, A VICE PRESIDENT, THE SECRETARY, AN ASSISTANT SECRETARY, OR VALIDATING OFFICER OR AUTHORIZED SIGNATORY OF THE COMPANY.

**EXCEPTIONS FROM COVERAGE**

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED BY REASON OF THE FOLLOWING EXCEPTIONS:

09209529

Property of Cook County Clerk's Office

SPECIAL EXCEPTIONS: THE MORTGAGE, IF ANY, REFERRED TO IN ITEM 4 OF SCHEDULE A.

4 6.

1. TAXES FOR THE YEAR 1999  
1999 TAXES ARE NOT YET DUE OR PAYABLE.

PERM TAX# PCL  
08-27-301-053-0000 1 OF 2  
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. LOT 6  
08-27-301-054-0000 2 OF 2  
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. LOT 7

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6 7. RIGHTS OF THE FOLLOWING, AS LESSEES ONLY, UNDER UNRECORDED LEASES, SUCH RIGHTS DO NOT INCLUDE ANY OPTIONS TO PURCHASE OR RIGHTS OF FIRST REFUSAL TO PURCHASE ALL OR ANY PORTION OF THE INSURED LAND:

ELK GROVE GYMNASTICS SCHOOL, LTD  
PRECISION PROCESS CORPORATION  
REGENCY METAL FINISHING, INC., AND

**OWNER'S POLICY (1970)  
SCHEDULE B**

POLICY NO.: 1401 007852265 D1

**EXCEPTIONS FROM COVERAGE  
(CONTINUED)**

SPIRAL BINDING COMPANY, INC.,

09209529

8. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE EAST 10 FEET OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY FILED FEBRUARY 23, 1973 AS DOCUMENT LR 16/6508 AS SHOWN ON SURVEY LAST DATED NOVEMBER 30, 1999 MADE BY GREBLEY & BIEDERMAN, INC., ORDER NO. 97793.
  
9. 25 FOOT BUILDING LINE OVER THE SOUTHERLY AND WESTERLY LINES OF LOT 6 AS SHOWN ON THE PLAT OF TRITON II FIRST RESUBDIVISION FILED FEBRUARY 3, 1981 AS DOCUMENT LR 3201182, AS SHOWN ON SURVEY LAST DATED NOVEMBER 30, 1999 MADE BY GREBLEY & BIEDERMAN, INC., ORDER NO. 97793.  
  
(AFFECTS LOT 6)
  
10. 25 FOOT EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, SEWER, WATER AND DRAINAGE PURPOSES OVER THE EAST LINES OF LOTS 1 THROUGH 13, BOTH INCLUSIVE, AS SHOWN ON THE PLAT OF TRITON II SUBDIVISION FILED MARCH 5, 1980 AS DOCUMENT LR 3148882, AS SHOWN ON SURVEY LAST DATED NOVEMBER 30, 1999 MADE BY GREBLEY & BIEDERMAN, INC., ORDER NO. 97793.  
  
(AFFECTS THE UNDERLYING LAND THE WEST 25 FEET OF LOT 6 IN TRITON II FIRST RESUBDIVISION)
  
11. 25 FOOT EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, SEWER, WATER AND DRAINAGE PURPOSES OVER THE WEST LINE OF LOT 6 AS SHOWN ON THE PLAT OF TRITON II FIRST RESUBDIVISION FILED FEBRUARY 3, 1981 AS DOCUMENT LR 3201182, AS SHOWN ON SURVEY LAST DATED NOVEMBER 30, 1999 MADE BY GREBLEY & BIEDERMAN, INC., ORDER NO. 97793.  
  
(AFFECTS LOT 6)
  
12. 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT OVER THE WEST LINE OF LOTS 9 THROUGH 12, BOTH INCLUSIVE, AS SHOWN ON THE PLAT OF TRITON II SUBDIVISION FILED MARCH 6, 1980 AS DOCUMENT LR 3148882, AS SHOWN ON SURVEY LAST DATED NOVEMBER 30, 1999 MADE BY GREBLEY & BIEDERMAN, INC., ORDER NO. 97793.  
  
(AFFECTS THE UNDERLYING LAND OF THE EAST 10 FEET OF LOT 6 IN TRITON II FIRST RESUBDIVISION)
  
13. 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT OVER THE WEST 10 FEET OF LOT 6

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**OWNER'S POLICY (1970)  
SCHEDULE B**

09209529

POLICY NO.: 1401 007852245 D1

**EXCEPTIONS FROM COVERAGE  
(CONTINUED)**

AS SHOWN ON THE PLAT OF TRITON II FIRST RESUBDIVISION FILED FEBRUARY 3, 1981 AS DOCUMENT LR3201182, AS SHOWN ON SURVEY LAST DATED NOVEMBER 30, 1999 MADE BY GREINLEY & BIEDERMANN, INC., ORDER NO. 97793.

(AFFECTS LOT 6)

- 14. 65 FOOT EASEMENT FOR STORM WATER DETENTION AND DRAINAGE OVER THE EAST LINE OF LOT A AS SHOWN ON THE PLAT OF TRITON II SUBDIVISION FILED MARCH 6, 1980 AS DOCUMENT LR3148882, AS SHOWN ON SURVEY LAST DATED NOVEMBER 30, 1999 MADE BY GREINLEY & BIEDERMANN, INC., ORDER NO. 97793.

(AFFECTS THE UNOCCUPIED LAND OF THAT PART OF THE EASTERLY 65 FEET OF LOT 6 IN TRITON II FIRST RESUBDIVISION WHICH IS COMPRISED OF ALL OR PARTS OF LOTS 10 TO 12, BOTH INCLUSIVE, IN TRITON II SUBDIVISION)

- 15. EASEMENTS OVER THOSE PORTIONS OF THE LAND AS SHOWN BY DOTTED LINES AND MARKED "EASEMENT" FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS THERE TO AS CREATED BY GRANTS TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND AS SHOWN ON THE PLATS OF TRITON II SUBDIVISION FILED MARCH 6, 1980 AS DOCUMENT LR 3148882 AND TRITON II FIRST RESUBDIVISION FILED FEBRUARY 3, 1981 AS DOCUMENT LR 3201182, AS SHOWN ON SURVEY LAST DATED NOVEMBER 30, 1999 MADE BY GREINLEY & BIEDERMANN, INC., ORDER NO. 97793.

THE PLATS AFORESAID ALSO RECITE THAT SAID EASEMENTS ARE RESERVED FOR DRAINAGE PURPOSES.

(AFFECTS LOT 6)

- 16. EASEMENTS OVER THOSE PARTS OF THE LAND SHOWN BY DOTTED LINES AND MARKED "EASEMENT" FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, AND AS SHOWN ON THE PLATS OF TRITON II SUBDIVISION FILED MARCH 6, 1980 AS DOCUMENT LR 3148882 AND TRITON II FIRST RESUBDIVISION FILED FEBRUARY 3, 1981 AS DOCUMENT LR 3201182, AS SHOWN ON SURVEY LAST DATED NOVEMBER 30, 1999 MADE BY GREINLEY & BIEDERMANN, INC., ORDER NO. 97793.

(AFFECTS LOT 6)

- 17. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, THE COUNTY OF COOK AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND FALLING IN LANDREIER ROAD.

(AFFECTS PARCEL 2)



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**CHICAGO TITLE INSURANCE COMPANY  
OWNER'S POLICY (1970)  
SCHEDULE B**

POLICY NO.: 1401 007852245 D1

**EXCEPTIONS FROM COVERAGE  
(CONTINUED)**

09209529

AD 18. A 25 FOOT BUILDING LINES OVER THE EASTERLY LINES OF LOT 7 AS SHOWN ON THE PLAT OF TRITON II FIRST RESUBDIVISION FILED FEBRUARY 3, 1981 AS DOCUMENT LR3201182, AS SHOWN ON SURVEY LAST DATED NOVEMBER 30, 1999 MADE BY GREBLEY & BIEDERMANN, INC., ORDER NO. 97793.

(AFFECTS LOT 7)

AE 19. 65 FOOT EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, SEWER, WATER AND DRAINAGE PURPOSES OVER THE EAST LINE OF LOT 7 AS SHOWN ON THE PLAT OF TRITON II FIRST RESUBDIVISION FILED FEBRUARY 3, 1981 AS DOCUMENT LR 3201182, AS SHOWN ON SURVEY LAST DATED NOVEMBER 30, 1999 MADE BY GREBLEY & BIEDERMANN, INC., ORDER NO. 97793.

(AFFECTS LOT 7)

AF 20. 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT OVER THE EAST 10 FEET OF LOT 7 AS SHOWN ON THE PLAT OF TRITON II FIRST RESUBDIVISION FILED FEBRUARY 3, 1981 AS DOCUMENT LR3201182, AS SHOWN ON SURVEY LAST DATED NOVEMBER 30, 1999 MADE BY GREBLEY & BIEDERMANN, INC., ORDER NO. 97793.

(AFFECTS LOT 7)

AF 21. RIGHTS OF THE PUBLIC AND QUASI PUBLIC UTILITY COMPANIES IN AND TO THE LAND BY VIRTUE OF CATCH BASINS, ELECTRIC ENTRY SYSTEMS, CABLE LINES, TRANSFORMERS AND UTILITY POLES AT VARIOUS POINTS ON THE LAND AS SHOWN ON SURVEY LAST DATED NOVEMBER 30, 1999 MADE BY GREBLEY & BIEDERMANN, INC., ORDER NO. 97793.

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## WARRANTY DEED

Corporation to Corporation

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09209529

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GLENBOROUGH PROPERTIES, L.P.,

a California limited partnership

TO

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AMB PROPERTY II, L.P.,

a Delaware limited partnership

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GEORGE E COLE®

LEGAL FORMS