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Doc#: 113915037 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/19/2011 01:46 PM Pg: 1 of 6

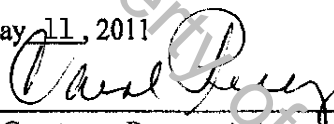
This instrument was prepared by and
after recording is to be returned to:

Marla I. Berman, Esq.
Bilzin Sumberg Baena Price & Axelrod
1450 Brickell Avenue, Suite 2300
Miami, FL 33131

(The Above Space for Recorder's Use Only)

Exempt from transfer tax pursuant
to 35 ILCS 200/1-15(1)

Date: May 11, 2011



Grantor, Grantee or Representative

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration received, **ERP WP, L.L.C.**, a Delaware limited liability company ("**Grantor**"), having an address of 30 South Wacker Drive, Suite 3600, Chicago, Illinois 60606, does hereby GRANT, BARGAIN, SELL and CONVEY to **CSMC 2007-C1 NATIONAL PARKWAY, LLC**, an Illinois limited liability company ("**Grantee**"), whose address is c/o LNR Partners, LLC, 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139, all of Grantor's right, title and interest in and to the following described real property (the "**Property**") situated in Cook County, Illinois, together with all improvements thereon and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

See Exhibit "A" attached hereto

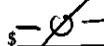
.Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor WILL WARRANT AND DEFEND said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to and except for the permitted encumbrances set forth on **Exhibit "B"** attached hereto.

It is the intention of the Grantor to convey the Property, herein described, in lieu of foreclosure. Nevertheless, it is the intention of the parties hereto that any right, title and interest conveyed herein and the interest of the Mortgagee ("**Mortgagee**"), under and as defined in that certain Mortgage, Security Agreement and Fixture Financing Statement (the "**Mortgage**"), executed by Grantor dated effective as of February 10, 2006, recorded as Document No. 0605202294 in the Office of Cook County Recorder of Deeds, Illinois, shall not merge into this Special Warranty Deed and shall not be deemed to have been extinguished by the acceptance and recording of this Special Warranty Deed, but shall be and remain in full force and effect and the Mortgagee shall have the right to proceed to foreclosure or otherwise in accordance with the terms of such Mortgage.

NCS-442025
EXECUTION COPY
MIAMI 2529950.1 7249634913


VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX

18123

\$ 

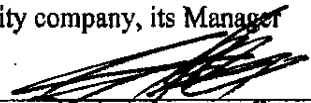
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In Witness Whereof, Grantor has caused its name to be signed to these presents as of this 11th day of May, 2011.

GRANTOR:

ERP WP, L.L.C., a Delaware limited liability company

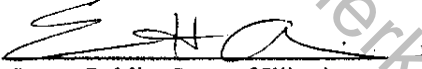
By: **ERP Manager, L.L.C., a Delaware limited liability company, its Manager**

By: 
Name: Peter M. Vilim
Title: Authorized Signatory

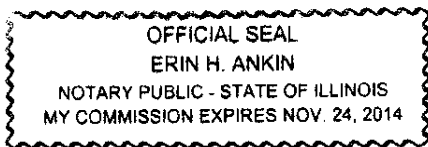
STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I Erin H. Ankin certify that Peter M. Vilim, personally known to me to be the same person whose name is subscribed to the foregoing instrument on behalf of ERP Manager, L.L.C., on behalf of ERP WP, L.L.C., appeared before me this day in person, and acknowledged that he signed and delivered the instrument in such capacity on behalf of such entities, as his free and voluntary act, for the uses and purposes therein set forth.

In witness whereof, I hereunto set my hand and official seal this 9 day of May, 2011.



Notary Public, State of Illinois
(SEAL)



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EXHIBIT A TO DEED

LEGAL DESCRIPTION

PARCEL 1:

That part of Outlot "D" in SCHAUMBURG INDUSTRIAL PARK (hereinafter described) bounded by a line described as follows: COMMENCING at the intersection of the South line of State Parkway with the West line of the Southeast 1/4 of Section 11, Township 41 North, Range 10, East of the Third Principal Meridian; THENCE Easterly along the South line of State Parkway and at right angles to the said West line of the Southeast 1/4 of Section 11, Township 41 North, Range 10, East of the Third Principal Meridian (said line of State Parkway bearing North 89 degrees 54 minutes 06 seconds East) a distance of 1380.00 feet to a point of curve in said line; THENCE Southeasterly along the Southwesterly line of State Parkway, being the arc of a circle, tangent to the last described line concave to the Southwest and having a radius 560.00 feet, a distance of 306.27 feet to the POINT OF BEGINNING; THENCE continuing Southeasterly along the Southwesterly line of State Parkway and along the extension of the last described curved line, a distance of 473.64 feet to a point of curved tangency; THENCE South 10 degrees 18 minutes 10 seconds East along the Westerly line of State Parkway, tangent to the last described curved line, a distance of 143.65 feet; THENCE South 79 degrees 24 minutes 48 seconds West, a distance of 350.60 feet; THENCE North 10 degrees 35 minutes 12 seconds West, a distance of 314.02 feet; THENCE North 22 degrees 49 minutes 47 seconds East, a distance of 299.16 feet to the POINT OF BEGINNING, in SCHAUMBURG INDUSTRIAL PARK, being a Subdivision of the Southeast 1/4 of Section 11, part of the Northeast 1/4 of Section 11; part of the Southwest 1/4 of Section 12; part of the Northwest 1/4 of Section 13 and part of the Northeast 1/4 of Section 14, all in Township 41 North, Range 10, East of the Third Principal Meridian according to the Plat thereof filed on June 10, 1969 as LR2455597, in Cook County, Illinois.

PARCEL 2:

That part of Outlot "D" in SCHAUMBURG INDUSTRIAL PARK (hereinafter described) bounded by a line described as follows: COMMENCING at the intersection of the South line of State Parkway with the West line of the Southeast 1/4 of Section 11, Township 41 North, Range 10, East of the Third Principal Meridian; THENCE Easterly along the South line of State Parkway and at right angles to the said West line of the Southeast 1/4 of Section 11, Township 41 North, Range 10, East of the Third Principal Meridian (said line of State Parkway bearing North 89 degrees 54 minutes 06 seconds East), a distance of 1380.00 feet to a point of curve in said line; THENCE Southeasterly along the Southwesterly line of State Parkway, being the arc of circle, tangent to the last described line concave to the Southwest and having a radius of 560.00 for a distance of 779.91 feet to a point of tangency; THENCE South 10 degrees 18 minutes 10 seconds East along the Westerly line of State Parkway, tangent to the last described curved line, a distance of 143.65 feet to the POINT OF BEGINNING; THENCE continuing along said Southwesterly line of State Parkway, a distance of 211.81 feet to a point of curve in said line; THENCE Southeasterly along the Westerly line of State Parkway, being the arc of

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circle, tangent to the last described line concave to the Northeast, having a radius of 850.00 feet, a distance of 197.98 feet to a point of intersection with a curved line; THENCE Southwesterly along the arc of a circle, concave to the Northwest, having a radius of 355.00 feet, a distance of 144.05 feet; THENCE South 87 degrees 16 minutes 56 seconds West tangent to the last described curved line, a distance of 230.95 feet; THENCE North 10 degrees 35 minutes 12 seconds West, a distance of 385.87 feet; THENCE North 79 degrees 24 minutes 48 seconds East, a distance of 350.60 feet to the POINT OF BEGINNING, in SCHAUMBURG INDUSTRIAL PARK, being a Subdivision of the Southeast 1/4 of Section 11, part of the Northeast 1/4 of Section 11; part of the Southwest 1/4 of Section 12; part of the Northwest 1/4 of Section 13 and part of the Northeast 1/4 of Section 14, all in Township 41 North, Range 10, East of the Third Principal Meridian according to the Plat thereof filed on June 10, 1969 as LR2455597, in Cook County, Illinois.

PARCEL 3:

Lot 3 (except the North 119.98 feet) and the North 68.69 feet of Lot 2 (as measured at right angles to the North line thereof) all in Resubdivision of part of Outlot D in SCHAUMBURG INDUSTRIAL PARK, as recorded June 10, 1969, under Document Number 20866510 and filed with the Registrar of Deeds under Torrens Registration Number 2455597, being a Subdivision of the Southeast 1/4 of Section 11, part of the Northeast 1/4 of Section 11; part of the Southwest 1/4 of Section 12; part of the Northwest 1/4 of Section 13 and part of the Northeast 1/4 of Section 14, all in Township 41 North, Range 10, East of the Third Principal Meridian, according to the Plat of said Resubdivision, registered in the Office of the Registrar of Titles of Cook County, Illinois on May 18, 1973, as Document Number 2692491, and Surveyor's Certificate of Correction registered on June 21, 1973 as Document Number 2699472, all in Cook County, Illinois.

Commonly known as 1026-1100 National Park way, Schaumburg, Illinois.

PIN: 07-11-400-027;
07-11-400-028;
07-11-400-062.

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EXHIBIT B TO DEED

Title Exceptions

(a) real estate taxes and assessments not yet due and payable, (2) all easements, covenants, conditions, restrictions and other matters of record, (3) all unrecorded leases, (4) all matters that are or would be shown on an accurate plat of survey of the Property, and (5) all existing laws and other governmental requirements

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5/19, 2011

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 19, day of May, 2011
Notary Public *[Handwritten Signature]*

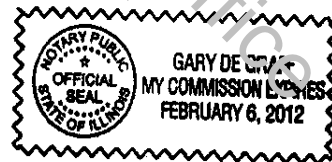


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 5/19, 2011

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 19, day of May, 2011
Notary Public *[Handwritten Signature]*



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)