

# UNOFFICIAL COPY



Doc#: 1129422053 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/21/2011 01:19 PM Pg: 1 of 7

JK 8850776 D-1

After recording return to:  
Duke Realty Corporation  
3039 Premiere Parkway, Suite 100  
Duluth, GA 30097  
Attn: Ann Kustoff, Esq.

## SPECIAL WARRANTY DEED

THE GRANTOR, **THE REALTY ASSOCIATES FUND VIII, L.P.**, a Delaware limited partnership, having its principal office at c/o TA Associates Realty, 28 State Street, 10<sup>th</sup> Floor, Boston, Massachusetts 02109, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, DOES HEREBY REMISE, RELEASE ALIEN AND CONVEY to **DUKE REALTY LIMITED PARTNERSHIP**, an Indiana limited partnership ("Grantee") whose mailing address is 600 East 96<sup>th</sup> Street, Suite 100, Indianapolis, IN 46240, FOREVER, all the real estate situated in the County of Cook and State of Illinois and legally described on Exhibit A attached hereto (the "Property").

Permanent Real Estate Index Number(s): 15-17-201-015-0000; and  
15-17-201-033-0000

Address or Real Estate: 4160 Madison, Hillside, Illinois

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise pertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits of the described property, and all the estate, right, title, interest claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the described property.

TO HAVE AND TO HOLD the described property, with the appurtenances, unto the Grantee, its heirs and assigns forever.

And Grantor, for itself and its successors, does covenants, promise and agree to and with the Grantee and its successors, that Grantor has not done or suffered to be done, anything whereby the described premises are, or may be, in any manner encumbered or

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charged, except as recited in this instrument, and that Grantor WILL WARRANT AND DEFEND, the described property against all persons lawfully claiming, or to claim the same, by, through or under Grantor subject only to the Permitted Exceptions attached to this instrument as Exhibit B.

[SIGNATURE ON FOLLOWING PAGE]

Property of Cook County Clerk's Office

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



OCT. 21. 11


REVENUE STAMP

# 0000005680

REAL ESTATE TRANSFER TAX
01650.00
FP 103042

STATE TAX

**STATE OF ILLINOIS**



OCT. 21. 11

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000005846

REAL ESTATE TRANSFER TAX
03300.00
FP 103037


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IN WITNESS WHEREOF, this Deed has been executed by Grantor to be effective as of the 17th day of October, 2011.

**GRANTOR:**

THE REALTY ASSOCIATES FUND VIII, L.P.,  
a Delaware limited partnership

By: Realty Associates Fund VIII Texas Corporation,  
a Texas corporation,  
a general partner

By:   
Name: James P. Raisides  
Title: Sr. Vice President

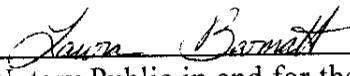
Property of Cook County Clerk's Office


COMMONWEALTH OF MASSACHUSETTS §  
§  
COUNTY OF SUFFOLK §

On October 17, 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared James Raisides, a Sr. VP of Realty Associates Fund VIII Texas Corporation, in its capacity as general partner of THE REALTY ASSOCIATES FUND VIII, L.P., a Delaware limited partnership, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

(SEAL)

  
Notary Public in and for the said State

 LAURA BARINATTI  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires April 30, 2015

4160 madison

**VILLAGE OF HILLSIDE**

10-21-11



\$ 24,750.00

722104 REAL ESTATE TRANSFER TAX  
15-17-2011-015-0000  
15-17-2011-033-0000

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This Instrument Prepared by:  
Stutzman, Bromberg, Esserman & Plifka  
2323 Bryan Street, Suite 2200  
Dallas, Texas 75201-2689  
Attn: Ken Plifka, Esq.

Forward Future Tax Bills to:  
Duke Realty Limited Partnership  
c/o Real Estate Tax Advisors LLC  
Post Office Box 40509  
Indianapolis, IN 46240

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## EXHIBIT A

### LEGAL DESCRIPTION

#### MADISON STREET.

##### PARCEL 1:

THAT PART OF LOT 3 IN NARCO-HILLSIDE CENTER FOR INDUSTRY, BEING A SUBDIVISION OF PART OF THE NORTH 900 FEET (MEASURED AT RIGHT ANGLES) OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES ON JUNE 2, 1972 AS DOCUMENT NO. 2626962 AND RECORDED MAY 31, 1972 AS DOCUMENT NUMBER 21921622 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 3, TO A POINT WHICH IS 309.57 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 3 (AS MEASURED ALONG THE NORTH LINE OF SAID LOT 3 THEREOF); THENCE SOUTHERLY ALONG A LINE TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3, WHICH IS 306.51 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 3 (AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 3 THEREOF); THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 522.19 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 325.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

##### PARCEL 2:

LOT 4 IN NARCO-HILLSIDE CENTER FOR INDUSTRY, BEING A SUBDIVISION OF PART OF THE NORTH 900 FEET (AS MEASURED AT RIGHT ANGLES) OF THE NORTHEAST QUARTER (1/4) OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON, JUNE 2, 1972 AS DOCUMENT NUMBER LK2626962, IN COOK COUNTY, ILLINOIS.

ADDRESS: 4160 MADISON, HILLSIDE, ILLINOIS

PIN(S): 15-17-201-015-0000  
15-17-201-033-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Real estate taxes for the year of Closing and subsequent years, a lien not yet due and payable and all general and special assessments.
2. Rights of tenants, as tenants only, pursuant to unrecorded leases.
3. Local, state and federal laws, ordinances or governmental regulations, including, but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property.
4. The following matters as depicted on that certain Survey by Weaver Boos Consultants, File 2863-314-09, dated September 8, 2011, last revised September 29, 2011:
  - a. 1.75' retaining wall encroachment along the west line of Parcel 1 onto property to the west;
  - b. 0.21' building encroachment from Parcel 1 onto property to the east; and
  - c. a portion of the east wall of the building located on Parcel 1 appears to be shared with a portion of the west wall of the connecting corridor constructed on property to the east.
5. Grant of Easement to the Village of Hillside filed as Document LR2734708, Cook County, Illinois Recorder. (Affects Parcel 1 only.)
6. Easement in favor of The Commonwealth Edison Company and its/their respective successors and assigns, filed as Document LR2676506, aforesaid records. (Affects Parcel 1 only.)
7. Restriction contained in Plat registered as Document LR262692 and recorded as Document 21921622, aforesaid records, which restriction requires that Parcel 2 be used for drainage detention basin. (Affects Parcel 2 only.)
8. Easement in favor of The Commonwealth Edison Company and its/their respective successors and assigns, filed as Document LR2677793, aforesaid records. (Affects Parcel 2 only.)
9. Drainage Easement Agreement between 4160 Madison Street L.L.C. and Chicagoland Construction Safety Council, filed as Document 0010022318, aforesaid records. (Affects Parcel 2 only.)

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10. Easement Agreement between 4160 Madison Street L.L.C., 4300 Madison Street L.L.C., and 4211 Madison Street L.L.C., filed as Document 0424035217, aforesaid records.

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