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Doc#: 1604704016 Fee: \$54.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/16/2016 12:48 PM Pg: 1 of 9

This instrument prepared by:

Todd M. Stennes, Esq.  
Dentons US LLP  
233 South Wacker Drive, Ste. 5900  
Chicago, Illinois 60606

After recording return to:

Todd M. Stennes, Esq.  
Dentons US LLP  
233 South Wacker Drive, Ste. 5900  
Chicago, Illinois 60606

Mail subsequent tax bills to:

Metro DE Storage LLC  
c/o Metro Storage LLC  
13528 W. Boulton Blvd.  
Lake Forest, Illinois 60045

*This space reserved for Recorder's use only.*

## SPECIAL WARRANTY DEED

**DES PLAINES BUSSE STORAGE LLC**, a Delaware limited liability company, with an address of 13528 Boulton Blvd., Lake Forest, Illinois 60045 ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to Grantor paid by **METRO DE STORAGE LLC**, a Delaware limited liability company, with an address of c/o Metro Storage LLC, 13528 Boulton Blvd., Lake Forest, Illinois 60045 ("**Grantee**"), the receipt of which is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE and CONVEY unto Grantee, and its heirs and assigns FOREVER, the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all Grantor's right, title and interest in the improvements, hereditaments, easements and appurtenances thereto belonging, or in anyway 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, either in law or equity, of, in and to the above described premises, with the improvements, hereditaments, easements and appurtenances (collectively, the "Property").

TO HAVE AND TO HOLD the Property as described above unto Grantee, its heirs and assigns forever.



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


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except as provided in Exhibit B, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by through or under it, subject to the matters described on Exhibit B, and not otherwise.

[SIGNATURE(S) ON FOLLOWING PAGE]

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		12-Feb-2016
	COUNTY:	4,150.00
	ILLINOIS:	8,300.00
	TOTAL:	12,450.00
09-21-107-052-0000   20160101660156   1-049-897-536		


 DES PLAINES, ILLINOIS  
 CITY OF DES PLAINES  
 Real Estate Transfer Tax  
 No. 60048  
 \$2.00 per \$1,000.00  
*[Signature]*



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## EXHIBIT A Legal Description

### PARCEL 1

THAT PART OF LOT 3 IN G.T.E. RESUBDIVISION OF PARTS OF LOTS 167, 169 AND 172 IN THE TOWN OF RAND, PART OF LOT 24 IN COUNTY CLERK'S SUBDIVISION AND LOTS 38 AND 39 IN ALBERT E. CLARK'S SUBDIVISION, ALL IN THE SOUTHWEST 1/4 OF SECTION 16 AND THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1987 AS DOCUMENT NUMBER 87426203 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 135.20 FEET; THENCE NORTH 37 DEGREES 10 MINUTES 10 SECONDS EAST, A DISTANCE OF 141.90 FEET; THENCE NORTH 52 DEGREES 49 MINUTES 50 SECONDS WEST, A DISTANCE OF 107.59 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 60.47 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN G.T.E. RESUBDIVISION, AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF BUSSE HIGHWAY; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 414.65 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM, THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT 3, ALSO BEING THE NORTHEASTERLY LINE OF BUSSE HIGHWAY, A DISTANCE OF 414.65 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF LOT 172 IN THE TOWN OF RAND, AFORESAID, A DISTANCE OF 20.60 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE NORTHEASTERLY ON A LINE DRAWN AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF BUSSE HIGHWAY, A DISTANCE OF 73.84 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF BUSSE HIGHWAY, A DISTANCE OF 55.98 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 172; THENCE SOUTH ALONG SAID LINE PARALLEL WITH THE EAST LINE OF LOT 172, A DISTANCE OF 92.66 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

### PARCEL 2

LOT 4 IN G.T.E. RESUBDIVISION OF PARTS OF LOTS 167, 169 AND 172 IN TOWN OF RAND, PART OF LOT 24 IN THE COUNTY CLERK'S DIVISION AND OF LOTS 38 AND 39 IN ALBERT E. CLARKE'S SUBDIVISION, ALL IN THE SOUTHWEST 1/4 OF SECTION 16 AND THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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EXCEPT THEREFROM THAT PART OF THE LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY DEED RECORDED AS DOCUMENT 1533646054 DESCRIBED AS FOLLOWS:

THAT PART OF LOT 4 IN G. T. E. RESUBDIVISION DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF MINER STREET WITH AN EAST LINE OF SAID LOT 3 IN G. T. E. RESUBDIVISION; THENCE ON A STATE PLANE BEARING OF SOUTH 82 DEGREES 31 MINUTES 14 SECONDS WEST 140.07 FEET, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF MINER STREET TO AN EXISTING REBAR AND POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 31 MINUTES 40 SECONDS WEST 5.38 FEET, TO A 5/8 INCH IRON ROD WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER IPLS 2017"; THENCE SOUTH 85 DEGREES 43 MINUTES 46 SECONDS WEST 138.80 FEET, TO A 5/8 INCH IRON ROD WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER IPLS 2017" AND ITS INTERSECTION WITH SAID WESTERLY LINE OF SAID LOT 4 OF G.T.E. RESUBDIVISION; THENCE NORTH 01 DEGREES 13 MINUTES 56 SECONDS EAST 17.00 FEET, ALONG SAID WESTERLY LINE OF LOT 4 OF G.T.E. RESUBDIVISION, TO ITS INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF MINER STREET, THENCE NORTH 89 DEGREES 28 MINUTES 20 SECONDS EAST 138.40 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF MINER STREET, TO THE POINT OF BEGINNING.

## PARCEL 3

THAT PART OF LOT 3 IN G.T.E. RESUBDIVISION OF PARTS OF LOTS 167, 169 AND 172 IN TOWN OF RAND, PART OF LOT 24 IN THE COUNTY CLERK'S DIVISION AND OF LOTS 38 AND 39 IN ALBERT E. CLARKE'S SUBDIVISION, ALL IN THE SOUTHWEST 1/4 OF SECTION 16 AND THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT 3, ALSO BEING THE NORTHEASTERLY LINE OF BUSSE HIGHWAY, A DISTANCE OF 414.65 FEET TO A POINT FOR THE PLACE OF BEGINNING; THENCE NORTH PARALLEL WITH THE EAST LINE OF LOT 172 IN TOWN OF RAND, AFORESAID, A DISTANCE OF 20.60 FEET; THENCE NORTHEASTERLY ON A LINE DRAWN AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF BUSSE HIGHWAY, A DISTANCE OF 73.84 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF BUSSE HIGHWAY, A DISTANCE OF 55.98 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 172; THENCE NORTH ALONG AFORESAID PARALLEL LINE, 284.74 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF MINER STREET, 261.77 FEET WESTERLY (AS MEASURED ALONG SAID SOUTHERLY LINE) OF THE INTERSECTION OF SAID SOUTHERLY LINE OF MINER STREET WITH THE EASTERLY LINE OF SAID LOT 172; THENCE

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WESTERLY ALONG THE SOUTHERLY LINE OF MINER STREET, 70.61 FEET TO THE MOST EASTERLY WEST LINE OF SAID LOT 3; THENCE SOUTH ON SAID WEST LINE, 145.72 FEET; THENCE WEST ON A LINE DRAWN AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 130.47 FEET TO THE MOST WESTERLY LINE OF SAID LOT 3; THENCE SOUTH ALONG SAID LINE, 91.00 FEET TO A POINT IN THE NORTHEASTERLY LINE OF BUSSE HIGHWAY; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF BUSSE HIGHWAY, A DISTANCE OF 251.58 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCELS 1, 2 AND 3 ALSO KNOWN AS THE FOLLOWING PERIMETER LEGAL DESCRIPTION:

ALL OF LOTS 3 AND 4 IN G.T.E. RESUBDIVISION OF PARTS OF LOTS 167, 169 AND 172 IN THE TOWN OF RAND, PART OF LOT 24 IN COUNTY CLERK'S SUBDIVISION AND LOTS 38 AND 39 IN ALBERT E. CLARK'S SUBDIVISION, ALL IN THE SOUTHWEST 1/4 OF SECTION 16 AND THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1987 AS DOCUMENT 87426203, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3, BEING ALSO THE WEST LINE OF LOT 167 IN THE TOWN OF RAND, 135.20 FEET; THENCE NORTH 37 DEGREES 10 MINUTES 10 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 3, 141.90 FEET; THENCE NORTH 52 DEGREES 49 MINUTES 50 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 3, 107.59 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3, BEING ALSO THE WEST LINE OF LOT 167 IN THE TOWN OF RAND, 60.47 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN G.T.E. RESUBDIVISION, AFORESAID; THENCE NORTH 89 DEGREES 48 MINUTES 46 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, 330.43 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, 274.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BEING A POINT ON THE SOUTHERLY LINE OF MINER STREET; THENCE SOUTH 22 DEGREES 26 MINUTES 40 SECONDS WEST ALONG SAID SOUTHERLY LINE OF MINER STREET, 139.94 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 89 DEGREES 17 MINUTES 20 SECONDS WEST ALONG THE SOUTHERLY LINE OF MINER STREET, 138.40 FEET TO THE NORTHWEST CORNER OF LOT 4 IN G.T.E. RESUBDIVISION, AFORESAID; THENCE SOUTH 00 DEGREES 42 MINUTES 40 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 4, 75.91 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 37 DEGREES 10 MINUTES 10 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 4, 75.62 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, BEING A POINT ON THE NORTHEASTERLY LINE OF BUSSE HIGHWAY; THENCE SOUTH 52 DEGREES 49 MINUTES 50 SECONDS EAST ALONG THE SOUTHERLY LINE OF LOTS 3 AND 4 IN G.T.E. RESUBDIVISION, AFORESAID, BEING ALSO THE NORTHEASTERLY LINE OF BUSSE HIGHWAY, 820.93 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

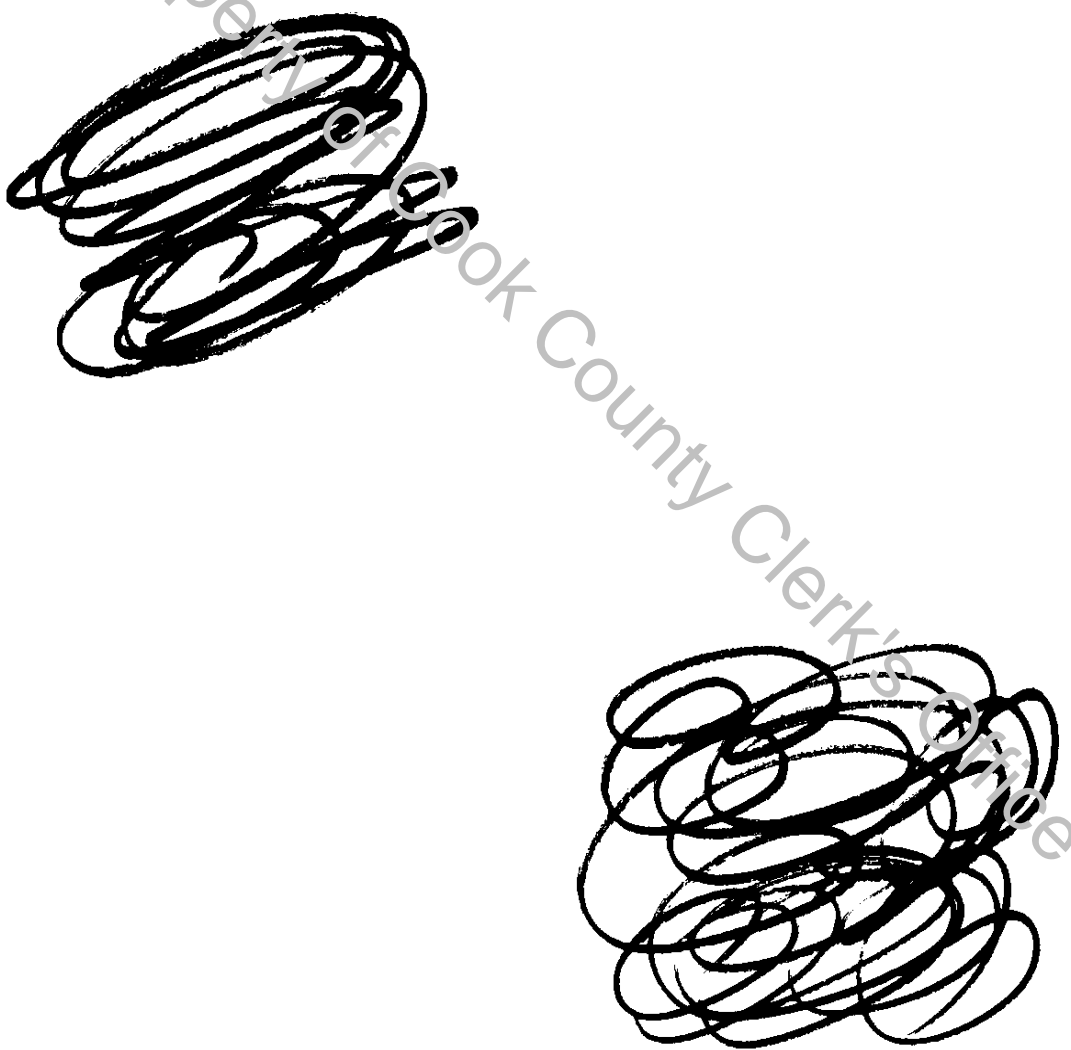


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Address: 1800 Busse Highway, Des Plaines, Illinois 60016

PIN(S): 09-21-107-053-0000  
09-21-107-052-0000  
09-21-107-054-0000

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## EXHIBIT B Permitted Exceptions

1. Taxes for the years 2015 and subsequent years which are not yet due and payable.
2. Terms and provisions of Ordinance No. M-22-92, entitled "An Ordinance Permitting the Transfer of Parcels 5 and 10 of Lot 3 in G.T.E. Subdivision" which ordinance was recorded as Document No. 92671026.  
(Affects Parcels 1 and 3)
3. Easement for the installation, maintenance, repair and operation of an underground sewer tile for purpose of draining surface water, created by grant made by General Telephone Directory Company to General Box Company, recorded as Document No. 20829258.  
(Affects the Eastern 3 feet of Lot 3 of Parcel 1)
4. Easement created by grant from GTE Directories Service Corporation to The First National Bank of Des Plaines, as Trustee under Trust Agreement dated February 20, 1975 and known as Trust Number 15581558, recorded October 18, 1985 as Document No. 85243232 for ingress and egress.  
(Affects approximately the East 23 feet of the South 135.20 feet of Parcel 1)
5. Easement for sewer in favor of the City of Des Plaines, its successors and assigns, as created by the plat recorded August 3, 1987 as Document No. 87426203.  
(Affects Parcel 1)
6. Easement for ingress, egress, driveway, public utilities and drainage for the benefit of the subdivision owners, and Central Telephone Company, Northern Illinois Gas Company and Commonwealth Edison, their respective successors and assigns being 23 feet wide (as measured at right angles to the East line thereof) in the Southeast corner of Lot 3 as created by the plat of G.T.E. Resubdivision recorded August 3, 1987 as Document No. 87426203.  
(Affects Parcel 1)
7. Easement for storm water drainage for the benefit of the subdivision owners along the North 10 feet of Lot 3 and a triangular part in the Northeast corner of Lot 3 as created by the plat of subdivision recorded August 3, 1987 as Document No. 87426203.  
(Affects parcel 1)
8. An easement for various public utilities and storm water drainage for the benefit of the subdivision owners, and Central Telephone Company, Northern Illinois Gas Company and Commonwealth Edison, their respective successors and assigns as created by the plat of subdivision, recorded August 3, 1987 as Document No. 87426203, affects the areas within the dotted marked "Easement of Sewer" and "Easement for Storm Water Drainage".  
(Affects Parcels 1, 2 and 3)



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9. Restrictions contained in Deed from Hulda Barchart, and others, to Guy J. Henry dated October 16, 1947 and recorded October 21, 1947 as Document No. 14173503.

(Affects Parcels 1, 2 and 3)

10. No Further Remediation Letter recorded September 20, 2010 as document 1026304044, and the terms, provisions and conditions contained therein.

(Affects all parcels)

11. Rights of tenants as tenants only under month to month storage leases.

12. The following matters disclosed by an ALTA/ACSM survey made by Edward J. Molloy & Associates Ltd. on November 2, 2015, last revised January 21, 2016 , designated Job No. 150252:

7 foot chain link fence located along the most westerly property line encroaches on to the property west and adjoining

6 foot wood fence and 7 foot chain link fence encroach onto adjoining Lot 1 in G. T. E. Resubdivision