

13.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 27th day of January, 1986, between MAC ARTHUR TOWERS DEVELOPMENT COMPANY, INC., a Texas corporation, with an office at Two Faneuil Hall Marketplace, Boston, Massachusetts 02109 (Attn: Bay Colony Property Company, Inc.), (herein called "Grantor"), and PLYMOUTH TOWER ASSOCIATES, a New York limited partnership, c/o Bay Colony Property Company, Inc., Two Faneuil Hall Marketplace, Boston, Massachusetts 02109, (herein called "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, and pursuant to authority of the Board of Directors of Grantor by these presents does CONVEY unto Grantee, its successors and assigns, FOREVER, the land, situated in the County of Cook and State of Illinois, legally described on Exhibit A attached hereto and made a part hereof; subject, however, to those matters described on Exhibit B attached hereto and made a part hereof.

The Grantor, for itself, and its successors, does hereby covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner incumbered or charged, except as herein recited, and does also hereby covenant, promise and agree, to and with the Grantee, its successors and assigns, to and with the Grantee, its successors and assigns, to warrant and forever defend such title to the said real estate against all persons lawfully claiming, by, through or under the Grantor.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, duly authorized so to do, and attested by its Secretary, the day and year first above written.

MAC ARTHUR TOWERS DEVELOPMENT COMPANY, INC.

By: [Signature] President

Attest: [Signature] Secretary

Permanent Index No. 08-08-302-014-000

ADDRESS OF PROPERTY:

5400 Newport Drive
5410 Newport Drive
5420 Newport Drive
Rolling Meadows, Illinois 60008

Send subsequent tax bills to:

Bay Colony Property Company, Inc.
Two Faneuil Hall Marketplace
Boston, Massachusetts 02109

70-13-706 D2

1/10/86
John P. Callan
Secretary

86049541

# UNOFFICIAL COPY

STATE OF MASSACHUSETTS )  
 ) SS.  
COUNTY OF SUFFOLK )

I, DANIELLE M. KEOGH a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT A. DOUGLAS HALL, III personally known to me to be the ~~Vice~~ President of MAC ARTHUR TOWERS DEVELOPMENT COMPANY, INC. a corporation of the State of Texas, and GERALD E. WILSON personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such ~~Vice~~ President and Secretary, they signed and delivered the said instrument as ~~Vice~~ corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 27th day of JANUARY 1986.

(SEAL)

Danielle M. Keogh  
Notary Public

**DANIELLE M. KEOGH**

My Commission Expires: NOTARY PUBLIC

My Commission Expires February 20, 1992

This instrument was prepared by Robin N. Collins, Wilson & McIlvaine, 135 South LaSalle Street, Room 2300, Chicago, Illinois 60603.

AFTER RECORDING,  
MAIL TO:

Robin N. Collins  
Wilson & McIlvaine  
135 South LaSalle Street  
Suite 2300  
Chicago, Illinois 60603

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11-561038

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P.I.N.: 08-08-302-014-0000

ALL THAT PART OF LOT 15, IN ROLLING MEADOWS, INDUSTRIAL CENTER, UNIT NUMBER 1, A SUBDIVISION OF PART OF SECTIONS 7 AND 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE, DESCRIBED AS: COMMENCING AT A POINT, ON THE WESTERLY LINE OF SAID LOT, BEING ALSO THE EASTERLY LINE OF MEADOW DRIVE, 161.66 FEET, ARC MEASURE, SOUTHERLY OF THE NORTH WEST CORNER OF SAID LOT, AND RUNNING, TO A POINT ON THE WEST LINE OF THE EAST 80 FEET, AS MEASURED AT RIGHT ANGLES OF SAID LOT, 233.5 FEET, SOUTH OF THE INTERSECTION OF SAID WEST LINE, WITH THE NORTHEASTERLY LINE OF SAID LOT, IN COOK COUNTY, ILLINOIS.

EXHIBIT A

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1561098

Property of Cook County Clerk's Office

P.I.N. 08-08-302-014-0000

1. GENERAL REAL ESTATE TAXES FOR 1985 AND ALL SUBSEQUENT YEARS.
2. DOCUMENTS 85339311 AND 85339312.
3. DOCUMENT 19592045.
4. DOCUMENT 20201117 AND DOCUMENT 24846064.
5. SECURITY INTEREST OF NEW ENGLAND MUTUAL LIFE UNDER FINANCING STATEMENT FILED DECEMBER 27, 1985.
6. EXISTING UNRECORDED LEASES AND THE RIGHTS OF ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID LEASES.

EXHIBIT B