

Exempt under provisions of Paragraph (vii), Section 4, Real Estate Transfer Tax Act.
Date: 10/30/89
Buyer, Seller or Representative: *[Signature]*

~~EXEMPT UNDER PROVISIONS OF PARAGRAPH (vii), SECTION 4, REAL ESTATE TRANSFER TAX ACT.~~

~~EXEMPT UNDER PROVISIONS OF PARAGRAPH (vii), SECTION 4, REAL ESTATE TRANSFER TAX ACT.~~

Permanent Real Estate Index Number(s): 04-18-019-019-04-18-301-020
Address of real estate: 2100 SANDERS ROAD, Northbrook, Illinois

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors, legal representatives 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: The exceptions of title described on Exhibit B attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions and reversions, remainder and remainders, issues and profits thereof, and all the estate, right, title interest, claim or demand whatsoever, of the party of the first part either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances: TO HAVE AND HOLD TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors, legal representatives and assigns, forever.

legally described on Exhibit A hereto and made a part hereof. \$18.00

THIS INDENTURE, made this 21st day of October, 1989, between Lincoln Sanders, Ltd., an Illinois limited partnership, party of the first part, and Senior Properties, Inc., a corporation created and existing under and by virtue of the laws of the State of Delaware having its principal office at the following address: One First Avenue East, Chicago, Ill., party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY, unto the party of the second part, its successors, legal representatives and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SPECIAL WARRANTY DEED 89515669

89515669

1989 OCT 31 AM 11:18

89515669

72-26-485
D3
Dec. 1989

UNOFFICIAL COPY

PROPERTY TAX STATEMENT

Property of Cook County Clerk's Office

00.873

IN WITNESS WHEREOF, said party of the first part has caused these presents to be signed on the day and year first above written.

LINCOLN SANDERS, LTD., an Illinois limited partnership

By: Lincoln Property Company No. 474, Ltd., an Illinois limited partnership

By: [Signature]
Mark Fogue,
General Partner

By: [Signature]
William C. Duvall,
General Partner

By: [Signature]
Gerald J. Kostelny,
General Partner

This instrument was prepared by:
Linda D. White
c/o Sonnenschein Carlin Nath & Rosenthal
8000 Sears Tower
Chicago, Illinois 60606

89515669

Property of Cook County Clerk's Office

Mail to:

Mr. Richard Cravens
The First National Bank of Chicago
One First National Plaza - Suite 2801
Chicago, Ill 60602
Box 333

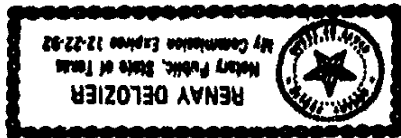
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PROPERTY OF COOK COUNTY CLERK'S OFFICE

Property of Cook County Clerk's Office

2011/01/01

101-101-101



57151(2)

Commission expires _____

NOTARY PUBLIC
Renay DeLozier

GIVEN under my hand and official seal this 19th day of October, 1989.

uses and purposes therein set forth. free and voluntary act and deed of said partnerships for the the said instrument as his free and voluntary act, and as the acknowledged that as general partner he signed and delivered instrument, appeared before me this day in person and severally be the same person whose name is subscribed to the foregoing partner of Lincoln Property Company No. 474, Ltd., the general that Mack Poque personally known to me to be a general County, in the State of Texas, DO HEREBY CERTIFY and for said

COUNTY OF DALLAS)

STATE OF TEXAS)

MR. PETER FARRI
Senior PARTNER, INC.
ONE FIRST NATIONAL PLAZA
SUITE 0174
CHICAGO, ILLINOIS 60670

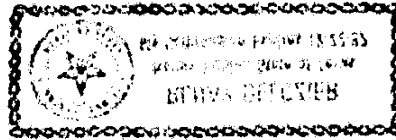
SEND SUBSEQUENT TAX BILLS TO:

MR. PETER FARRI
Senior PARTNER, INC.
ONE FIRST NATIONAL PLAZA
SUITE 0174
CHICAGO, ILLINOIS 60670

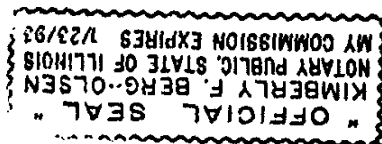
MAIL TO:

89515669

UNOFFICIAL COPY



Property of Cook County Clerk's Office

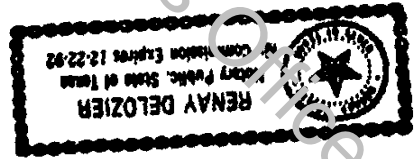


Commission expires 1/23/93
NOTARY PUBLIC

GIVEN under my hand and official seal this 25th day of October, 1989.

I, Kimberly F. Berg-Olsen, a notary public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Gerald J. Kostelny, personally known to me to be a general partner of Lincoln Property Company No. 474, Ltd., the general partner of Lincoln Sanders, Ltd., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as general partner he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said partnership for the uses and purposes therein set forth.

STATE OF ILLINOIS
COUNTY OF COOK



Commission expires
NOTARY PUBLIC

GIVEN under my hand and official seal this 19th day of October, 1989.

I, Renay DeLozier, a notary public in and for said County, in the State of Texas, DO HEREBY CERTIFY that William C. Duval, personally known to me to be a general partner of Lincoln Property Company No. 474, Ltd., the general partner of Lincoln Sanders, Ltd., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as general partner he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said partnership for the uses and purposes therein set forth.

STATE OF TEXAS
COUNTY OF DALLAS

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Property of Cook County Clerk's Office



THAT PART OF LOTS 4 AND 5 IN COUNTY CLERK'S DIVISION OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SANDERS ROAD WHICH IS THE POINT OF INTERSECTION OF SAID PARALLEL TO THE SOUTH LINE OF SAID LOTS 4 AND 5, THENCE WESTERLY ON SAID LINE 192.72 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOTS 4 AND 5, THENCE WESTERLY ALONG SAID LINE 192.72 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOTS 4 AND 5, TO THE WEST LINE OF SAID LOT 5; THENCE NORTHERLY ALONG SAID WEST LINE OF LOT 5, A DISTANCE OF 168.68 FEET TO A POINT OF INTERSECTION WITH A LINE 361.40 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 5, THENCE EASTERLY ALONG SAID LINE 361.40 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 5, THENCE EASTERLY ALONG SAID LINE 361.40 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 124.04 FEET TO A POINT OF INTERSECTION WITH A LINE 39.96 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 5, THENCE SOUTHERLY ALONG SAID LINE 39.96 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 5, THENCE SOUTHERLY ALONG SAID LINE 39.96 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 5, THENCE SOUTHERLY ALONG SAID LINE OF SAID LOTS 4 AND 5, TO THE CENTER LINE OF SANDERS ROAD, A DISTANCE OF 20.16 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF LOTS 4 AND 5 IN COUNTY CLERK'S DIVISION OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SANDERS ROAD WHICH IS THE POINT OF INTERSECTION OF SAID PARALLEL TO THE SOUTH LINE OF SAID LOTS 4 AND 5, THENCE WESTERLY ON SAID LINE 192.72 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOTS 4 AND 5, THENCE WESTERLY ALONG SAID LINE 192.72 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOTS 4 AND 5, TO THE WEST LINE OF SAID LOT 5; THENCE NORTHERLY ALONG SAID WEST LINE OF LOT 5, A DISTANCE OF 168.68 FEET TO A POINT OF INTERSECTION WITH A LINE 361.40 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 5, THENCE EASTERLY ALONG SAID LINE 361.40 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 5, THENCE EASTERLY ALONG SAID LINE 361.40 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 124.04 FEET TO A POINT OF INTERSECTION WITH A LINE 39.96 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 5, THENCE SOUTHERLY ALONG SAID LINE 39.96 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 5, THENCE SOUTHERLY ALONG SAID LINE OF SAID LOTS 4 AND 5, TO THE CENTER LINE OF SANDERS ROAD, A DISTANCE OF 20.16 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL 1:

LEGAL DESCRIPTION

EXHIBIT A

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8 9 5 1 5 6 6 9

EXHIBIT A

LEGAL DESCRIPTION CONT'D

PARCEL 3

THAT PART OF LOTS 4 AND 5 IN COUNTY CLERK'S DIVISION OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF SANDERS ROAD WHICH IS THE POINT OF INTERSECTION OF SAID CENTER LINE OF SANDERS ROAD AND A LINE 192.72 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOTS 4 AND 5; THENCE WESTERLY ON SAID LINE 192.72 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOTS 4 AND 5, TO THE WEST LINE OF SAID LOT 5; THENCE NORTHERLY ALONG SAID WEST LINE OF LOT 5, A DISTANCE OF 168.68 FEET TO A POINT OF INTERSECTION WITH A LINE 361.40 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 5; THENCE EASTERLY ALONG SAID LINE 361.40 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 224.04 FEET TO A POINT OF BEGINNING SAID POINT BEING ON A LINE 39.96 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 5; THENCE SOUTHERLY ALONG SAID LINE 39.96 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 5, A DISTANCE OF 148.68 FEET TO A POINT OF INTERSECTION WITH A LINE 212.72 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 5; THENCE EASTERLY ALONG A LINE 212.72 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOTS 4 AND 5, TO THE CENTER LINE OF SAID SANDERS ROAD AND THENCE NORTHERLY ALONG SAID CENTER LINE OF SANDERS ROAD, A DISTANCE OF 149.94 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH A LINE 361.40 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOTS 4 AND 5 AFORESAID; THENCE WESTERLY ALONG SAID LINE 361.40 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOTS 4 AND 5, 267.59 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

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EXHIBIT B

EXCEPTIONS TO TITLE

1. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPAL IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR SANDERS ROAD.

(AFFECTS THE EAST LINE).
2. GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY, ITS LESSEES, SUCCESSORS AND ASSIGNS, AS CREATED BY GRANT RECORDED APRIL 12, 1966 AS DOCUMENT 19793007 OF THE RIGHT TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN THE TELEPHONE LINES, CONSISTING OF SUCH POLES, ANCHORS GUYS, WIRES, CABLES, CONDUITS, MANHOLES, AND OTHER FIXTURES AS THE GRANTEE MAY FROM TIME TO TIME REQUIRE, THE RIGHT TO PERMIT THE ATTACHMENT AND TO CARRY IN CONDUIT WIRES AND CABLES OF ANY OTHER COMPANIES AND TO CLEAR AND KEEP CLEARED SUCH TREES, ROOTS, BUSHES AND OTHER OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REQUIRED UPON, ALONG AND UNDER THE PUBLIC ROADS, STREETS AND HIGHWAYS ON THE LAND.

(AFFECTS THAT PART OF THE LAND FALLING IN SANDERS ROAD)
3. RIGHTS OF WAY FOR DRAINAGE DITCHES, FEEDER AND LATERALS, IF ANY.
4. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DOCUMENTS MADE BY PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 2288, AND OTHERS, AND THE VILLAGE OF GLENVIEW, RELATING TO ANNEXATION, RECORDED JUNE 18, 1984 AS DOCUMENT NUMBERS 27132595 AND 27132596.
5. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN "AGREED FINAL JUDGMENT ORDER" ENTERED SEPTEMBER 9, 1985 IN CASE 85CH935
6. RIGHT OF ANY PARTY INTERESTED BY MOTION, APPEAL, PETITION, OR OTHER DIRECT PROCEEDINGS, TO HAVE SET ASIDE, MODIFIED OR REVERSED THE DECREES OR ORDERS ENTERED IN CASE 85CH935 WITHIN THE TIME ALLOWED BY LAW.

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10/11/2011

7. AGREEMENT MODIFYING NOTE AND CONTAINED MORTGAGE, PERSONAL PROPERTY SECURITY AGREEMENT AND ASSIGNMENT OF LEASE AND RENTALS DATED OCTOBER 12, 1987 AND RECORDED NOVEMBER 20, 1987 AS DOCUMENT 87622454 MADE BY THE FIRST NATIONAL BANK OF CHICAGO AND LINCOLN SANDERS LTD., AN ILLINOIS LIMITED PARTNERSHIP.
8. LEASE DATED APRIL 18, 1988 AND RECORDED APRIL 29, 1988 AS DOCUMENT 88180286 MADE BY LINCOLN SANDERS, LTD. TO HARBRIDGE HOUSE, INC.
9. EASEMENT AGREEMENT RECORDED JUNE 15, 1988 AS DOCUMENT 86261349 MADE BY AND BETWEEN LINCOLN SANDERS LTD., AN ILLINOIS LIMITED PARTNERSHIP AND TRI-STATE WILLOW DEVELOPMENT LTD. TO SECURE A SANITARY SEWER EASEMENT FOR THE BENEFIT OF THE NORTHFIELD WOODS SANITARY DISTRICT UPON, ALONG AND UNDER CERTAIN PORTIONS OF THE TRI-STATE PROPERTY, AS DISCLOSED IN EXHIBIT C OF SAID DOCUMENT.
10. CONSTRUCTION MORTGAGE PERSONAL PROPERTY SECURITY AGREEMENT AND ASSIGNMENT OF LEASE AND RENTALS DATED DECEMBER 18, 1985 AND RECORDED DECEMBER 20, 1985 AS DOCUMENT 85333187 BY LINCOLN SANDERS LTD., AN ILLINOIS LIMITED PARTNERSHIP TO THE FIRST NATIONAL BANK OF CHICAGO TO SECURE A NOTE FOR \$12,963,000.00

NOTE: MODIFICATION DATED OCTOBER 12, 1987 AND RECORDED NOVEMBER 20, 1987 AS DOCUMENT 87622454

NOTE: MODIFICATION AGREEMENT RECORDED FEBRUARY 1, 1989 AS DOCUMENT 89050263 INCREASING MORTGAGE AMOUNT.
11. DECLARATION OF RESTRICTIONS MADE BETWEEN LINCOLN SANDERS, LTD. AND NORTHFIELD WOODS SANITARY DISTRICT, RECORDED NOVEMBER 12, 1986 AS DOCUMENT 86333334, RELATING TO SANITARY SEWERAGE SYSTEMS AND FACILITIES FOR A TERM OF 25 YEARS COMMENCING NOVEMBER 10, 1986 AND EXPIRING NOVEMBER 9, 2011.
12. CONSEQUENCES OF ATTACK ON THE ESTATE OR INTEREST HEREIN, INSURED BY A CREDITOR OF LINCOLN SANDERS LTD., AN ILLINOIS LIMITED PARTNERSHIP UNDER FEDERAL BANKRUPTCY LAW.

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2025/01/15