

UNOFFICIAL COPY 89083602
QUITCLAIM DEED AND ASSIGNMENT

\$17.00

The undersigned, MARQUETTE CENTRE I VENTURE, an Illinois limited partnership (herein called "Grantor"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, does hereby SELL, ASSIGN, TRANSFER, CONVEY AND QUITCLAIM TO GENERAL ELECTRIC CAPITAL CORPORATION, a corporation organized and existing under and by virtue of the laws of the State of New York, having its principal office at 260 Long Ridge Road, Stamford, Connecticut 06902 (herein called "Grantee"), all of Grantor's right, title and interest, in and to: (a) the real property (herein called the "Premises") situated in Cook County, Illinois and legally described on Exhibit A attached hereto and made a part hereof; (b) the leasehold estate in the Premises created pursuant to that certain Ground Lease of the Premises dated May 28, 1986 and recorded as document no. 86214937 by and between American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated July 19, 1984 and known as Trust No. 61717, as lessee, and American National Bank and Trust Company of Chicago, not personally but solely as trustee under Trust Agreement dated May 5, 1986 and known as Trust No. 67306, as lessor; (c) all buildings, fixtures and other improvements constructed and erected upon the Premises; and (d) any other interests Grantor may have in the Premises.

This instrument constitutes a Deed in Lieu of Foreclosure within the purview and intent of ¶15-1401 of Chapter 110 of the Illinois Revised Statutes in effect as at the date hereof.

This instrument is not intended to and shall not effect a merger of Grantor's interest in the Premises as Mortgagee under Mortgage dated May 28, 1986 and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 86214938 or otherwise, and Grantor's interest in the Premises derived hereby; and it is hereby expressly declared that this instrument shall not effect any such merger.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws and all other rights and interests in the Premises.

Dated this 21st day of February, 1989.

MARQUETTE CENTRE I VENTURE,
an Illinois limited partnership

By: MARQUETTE CENTRE, INC.,
its General Partner

By: [Signature]
Vice President

ATTEST:
[Signature]
(Assistant) Secretary

71-98-547
DB
Grant under provisions of Paragraph 54M, Section 4,
Estate Transfer Act
2/21/89
Date
Selling, Seller or Representative

SEE EXHIBIT B For Rollins Men's Exemption.
89083602

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Property of Cook County Clerk's Office

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COOK COUNTY, ILLINOIS
FILED

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

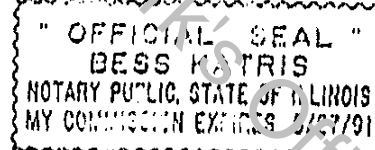
1989 FEB 26 PM 3:25

89083602

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named NICHOLAS M. RYAN, Authorized General Partner and Assistant Secretary of MARQUETTE CENTRE I VENTURE, an Illinois limited partnership, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such JOHN O. WILSON Authorized General Partner and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Illinois limited partnership for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Illinois limited partnership, caused the corporate seal of said Illinois limited partnership to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Illinois limited partnership for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21ST day of FEBRUARY, 1989.

B. C. C.
Notary Public



THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:

Keith E. Linch
Rosenthal and Schanfield
55 East Monroe, Suite 4620
Chicago, Illinois 60603

Box ~~933~~ 78

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THE PARCEL

THAT PART OF LOTS 2 AND 4 IN 33-62 VENTURE SUBDIVISION OF PART OF SECTIONS 8 AND 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1970 AS DOCUMENT 21092384, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT 4 (THE WEST LINE OF SAID LOT 4 HAVING AN ASSUMED BEARING OF NORTH 00 DEGREES, 17 MINUTES, 37 SECONDS WEST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 89 DEGREES, 31 MINUTES, 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 2 AND 4, 334.79 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 88 DEGREES, 15 MINUTES, 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, 143.03 FEET TO AN INTERSECTION WITH A LINE 17.0 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 2 AND 4; THENCE NORTH 00 DEGREES, 17 MINUTES, 37 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, BEING THE EAST LINE OF WILKE ROAD AS WIDENED, 1128.93 FEET; THENCE NORTH 89 DEGREES, 42 MINUTES, 03 SECONDS EAST, 137.0 FEET; THENCE SOUTH 00 DEGREES, 17 MINUTES, 37 SECONDS EAST, 159.63 FEET; THENCE SOUTH 30 DEGREES, 40 MINUTES, 22 SECONDS EAST, 149.69 FEET; THENCE SOUTH 00 DEGREES, 17 MINUTES, 37 SECONDS EAST, 19.37 FEET; THENCE NORTH 39 DEGREES, 42 MINUTES, 03 SECONDS EAST, 227.47 FEET; TO A POINT ON THE EAST LINE OF SAID LOT 4, 853.38 FEET, AS MEASURED ALONG SAID EAST LINE, NORTH OF THE SOUTH EAST CORNER OF SAID LOT 4; THENCE SOUTH 00 DEGREES, 17 MINUTES, 37 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 4, 853.38 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS;

Commonly known as 1600 Golf Road, Rolling Meadows,
Illinois

EXHIBIT A

-P.1.-

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EXHIBIT A

EASEMENT PARCEL

-P. 2-

LOTS 2 AND 4 IN 58-62 VENTURE SUBDIVISION OF PART OF SECTIONS 8 AND 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 17.0 FEET OF SAID LOTS, AS MEASURED AT RIGHT ANGLES, AND EXCEPT THAT PART OF LOT 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 4; THENCE SOUTH 12 DEGREES 10 MINUTES 10 SECONDS WEST, 271.97 FEET TO A POINT BEING 297.66 FEET EASTERLY OF THE SOUTHWEST CORNER OF LOT 6 IN SAID 58-62 VENTURE SUBDIVISION; THENCE CONTINUOUSLY SOUTH 12 DEGREES 10 MINUTES 10 SECONDS WEST A DISTANCE OF 20.03 FEET; THENCE SOUTH 64 DEGREES 18 MINUTES 39 SECONDS EAST, 123.39 FEET; THENCE NORTH 21 DEGREES 25 MINUTES 20 SECONDS EAST A DISTANCE OF 297.37 FEET TO A POINT IN THE NORTHEASTERLY LINE OF LOT 4 IN SAID 58-62 VENTURE SUBDIVISION, SAID LINE BEING AN ARC OF A CIRCLE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 2814.79 FEET; THENCE NORTHWESTERLY ALONG SAID ARC FOR A DISTANCE OF 170.02 FEET TO THE PLACE OF BEGINNING, AND EXCEPT THE NORTH 113.86 FEET, MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF LOT 4, OF THE EAST 214.73 FEET OF THE WEST 231.73 FEET OF THE WEST 231.73 FEET, MEASURED AT RIGHT ANGLES, OF LOT 4 AND EXCEPT THAT PART OF LOT 4 DESCRIBED AS FOLLOWS, THE WEST LINE OF SAID LOT 4 IS DUE NORTH-SOUTH FOR THE FOLLOWING COURSES; BEGINNING AT A POINT IN THE WEST LINE OF LOT 4 AFORESAID, 114 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE SOUTH 87 DEGREES 07 MINUTES EAST A DISTANCE OF 232.02 FEET; THENCE DUE SOUTH A DISTANCE OF 120 FEET; THENCE NORTH 87 DEGREES 07 MINUTES WEST A DISTANCE OF 232.02 FEET TO SAID WEST LINE OF LOT 4; THENCE DUE NORTH ON SAID LINE, A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM:

THAT PART OF LOTS 2 AND 4 IN 58-62 VENTURE SUBDIVISION OF PART OF SECTION 8 AND 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1970 AS DOCUMENT NUMBER 21092384, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4 (THE WEST LINE OF SAID LOT 4 HAVING AN ASSUMED BEARING OF NORTH 00 DEGREES 17 MINUTES 57 SECONDS WEST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 89 DEGREES 51 MINUTES 05 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 2 AND 4, 334.79 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 88 DEGREES 15 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, 143.03 FEET TO AN INTERSECTION WITH A LINE 17.0 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 2 AND 4; THENCE NORTH 00 DEGREES 17 MINUTES 57 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, BEING THE EAST LINE OF WILKE ROAD AS WIDENED, 1128.93 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, 137.0 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 57 SECONDS EAST, 139.63 FEET;

THENCE SOUTH 30 DEGREES 40 MINUTES 22 SECONDS EAST, 149.69 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 57 SECONDS EAST, 19.37 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, 227.47 FEET;

TO A POINT ON THE EAST LINE OF SAID LOT 4, 853.38 FEET, AS MEASURED ALONG SAID EAST LINE, NORTH OF THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00 DEGREES 17 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 4, 433.38 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

89083602

UNOFFICIAL COPY**QUITCLAIM DEED AND ASSIGNMENT**

The undersigned, MARQUETTE CENTRE I VENTURE, an Illinois limited partnership (herein called "Grantor"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, does hereby SELL, ASSIGN, TRANSFER, CONVEY AND QUITCLAIM TO GENERAL ELECTRIC CAPITAL CORPORATION, a corporation organized and existing under and by virtue of the laws of the State of New York, having its principal office at 260 Long Ridge Road, Stamford, Connecticut 06902 (herein called "Grantee"), all of Grantor's right, title and interest, in and to: (a) the real property (herein called the "Premises") situated in Cook County, Illinois and legally described on Exhibit A attached hereto and made a part hereof; (b) the leasehold estate in the Premises created pursuant to that certain Ground Lease of the Premises dated May 28, 1986 and recorded as document no. 86214917 by and between American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated July 19, 1984 and known as Trust No. 61717, as lessee, and American National Bank and Trust Company of Chicago, not personally but solely as trustee under Trust Agreement dated May 5, 1986 and known as Trust No. 67306, as lessor; (c) all buildings, fixtures and other improvements constructed and erected upon the Premises; and (d) any other interests Grantor may have in the Premises.

This instrument constitutes a Deed in Lieu of Foreclosure within the purview and intent of §15-1401 of Chapter 110 of the Illinois Revised Statutes in effect as at the date hereof.

This instrument is not intended to and shall not effect a merger of Grantor's interest in the Premises as Mortgagee under Mortgage dated May 28, 1986 and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 86214938 or otherwise, and Grantor's interest in the Premises derived hereby; and it is hereby expressly declared that this instrument shall not effect any such merger.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws and all other rights and interests in the Premises.

Dated this 21st day of February, 1989.

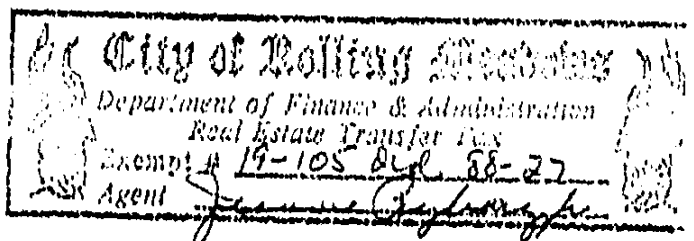
MARQUETTE CENTRE I VENTURE,
an Illinois limited partnership

By: MARQUETTE CENTRE, INC.,
its General Partner

By: Neil M. Ly
Vice President

ATTEST:

(Assistant) Secretary



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FREE PARCEL

THAT PART OF LOTS 2 AND 4 IN 58-62 VENTURE SUBDIVISION OF PART OF SECTIONS 8 AND 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1976 AS DOCUMENT 21092384, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT 4 (THE WEST LINE OF SAID LOT 4 HAVING AN ASSUMED BEARING OF NORTH 00 DEGREES, 17 MINUTES, 17 SECONDS WEST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 89 DEGREES, 11 MINUTES, 05 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 2 AND 4, 334.79 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 88 DEGREES, 13 MINUTES, 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, 143.03 FEET TO AN INTERSECTION WITH A LINE 17.0 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 2 AND 4; THENCE NORTH 00 DEGREES, 17 MINUTES, 17 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, BEING THE EAST LINE OF WILKE ROAD AS WIDENED, 1128.93 FEET; THENCE NORTH 89 DEGREES, 42 MINUTES, 03 SECONDS EAST, 137.0 FEET; THENCE SOUTH 00 DEGREES, 17 MINUTES, 17 SECONDS EAST, 139.63 FEET; THENCE SOUTH 50 DEGREES, 40 MINUTES, 22 SECONDS EAST, 149.69 FEET; THENCE SOUTH 00 DEGREES, 17 MINUTES, 17 SECONDS EAST, 19.37 FEET; THENCE NORTH 89 DEGREES, 42 MINUTES, 03 SECONDS EAST, 227.47 FEET; TO A POINT ON THE EAST LINE OF SAID LOT 4, 853.38 FEET, AS MEASURED ALONG SAID EAST LINE, NORTH OF THE SOUTH EAST CORNER OF SAID LOT 4; THENCE SOUTH 00 DEGREES, 17 MINUTES, 17 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 4, 853.38 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS;

Commonly known as 1600 Golf Road, Rolling Meadows,
Illinois

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EXHIBIT B

-P.2-

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EASEMENT PARCEL

-P.3-

LOTS 2 AND 4 IN 58-62 VENTURE SUBDIVISION OF PART OF SECTIONS 8 AND 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 17.0 FEET OF SAID LOTS, AS MEASURED AT RIGHT ANGLES, AND EXCEPT THAT PART OF LOT 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 4; THENCE SOUTH 12 DEGREES 10 MINUTES 10 SECONDS WEST, 271.97 FEET TO A POINT BEING 297.66 FEET EASTERLY OF THE SOUTHWEST CORNER OF LOT 6 IN SAID 58-62 VENTURE SUBDIVISION; THENCE CONTINUOUSLY SOUTH 12 DEGREES 10 MINUTES 10 SECONDS WEST A DISTANCE OF 20.03 FEET; THENCE SOUTH 64 DEGREES 18 MINUTES 39 SECONDS EAST, 123.39 FEET; THENCE NORTH 21 DEGREES 25 MINUTES 20 SECONDS EAST A DISTANCE OF 297.37 FEET TO A POINT IN THE NORTHEASTERLY LINE OF LOT 4 IN SAID 58-62 VENTURE SUBDIVISION, SAID LINE BEING AN ARC OF A CIRCLE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 2814.79 FEET; THENCE NORTHWESTERLY ALONG SAID ARC FOR A DISTANCE OF 170.02 FEET TO THE PLACE OF BEGINNING, AND EXCEPT THE NORTH 113.86 FEET, MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF LOT 4, OF THE EAST 214.73 FEET OF THE WEST 231.73 FEET OF THE WEST 231.73 FEET, MEASURED AT RIGHT ANGLES, OF LOT 4 AND EXCEPT THAT PART OF LOT 4 DESCRIBED AS FOLLOWS, THE WEST LINE OF SAID LOT 4 IS DUE NORTH-SOUTH FOR THE FOLLOWING COURSE: BEGINNING AT A POINT IN THE WEST LINE OF LOT 4 AFORESAID, 114 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE SOUTH 87 DEGREES 07 MINUTES EAST A DISTANCE OF 232.02 FEET; THENCE DUE SOUTH A DISTANCE OF 120 FEET; THENCE NORTH 87 DEGREES 07 MINUTES WEST A DISTANCE OF 232.32 FEET TO SAID WEST LINE OF LOT 4; THENCE DUE NORTH ON SAID LINE, A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM:

THAT PART OF LOTS 2 AND 4 IN 58-62 VENTURE SUBDIVISION OF PART OF SECTION 8 AND 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1970 AS DOCUMENT NUMBER 21092384, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4 (THE WEST LINE OF SAID LOT 4 HAVING AN ASSUMED BEARING OF NORTH 00 DEGREES 17 MINUTES 57 SECONDS WEST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 89 DEGREES 51 MINUTES 05 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 2 AND 4, 334.79 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 88 DEGREES 15 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, 143.03 FEET TO AN INTERSECTION WITH A LINE 17.0 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 2 AND 4; THENCE NORTH 00 DEGREES 17 MINUTES 57 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, BEING THE EAST LINE OF WILKE ROAD AS WIDENED, 1128.93 FEET;

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THENCE SOUTH 00 DEGREES 17 MINUTES 57 SECONDS EAST, 159.65 FEET;

THENCE SOUTH 50 DEGREES 40 MINUTES 22 SECONDS EAST, 149.69 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 57 SECONDS EAST, 19.37 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, 227.47 FEET;

TO A POINT ON THE EAST LINE OF SAID LOT 4, 853.38 FEET, AS MEASURED ALONG SAID EAST LINE, NORTH OF THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00 DEGREES 17 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 4, 453.38 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

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