

# UNOFFICIAL COPY

All unpaid taxes assessed against the Property for the year 1989 have been prorated between the parties, and grantee hereby assumes and agrees to pay such taxes in full. Grantee also hereby

BUT IT IS EXPRESSLY ACKNOWLEDGED AND AGREED THAT:

TO HAVE AND TO HOLD the Property, subject to the matters herein set forth, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors, legal representatives and assigns FOREVER; and grantor does hereby bind itself, and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors, legal representatives and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under grantor, but not otherwise.

no personal liability with respect to same, assuming and does not assume any of same, and Grantee shall have Deeds as Document No. 89299297, filed for record with the Cook County Recorder of Financial Corp., filed for record with the Cook County Recorder of Security Agreement, of even date therewith to Great-West Life Corp., and all instruments evidencing or securing same, including but not limited to a Mortgage, Assignment of Leases and Rents, and grantor, and payable to the order of Great-West Life Financial Corp., dated 1/28/89, executed by of \$3,400,000.00, and to the indebtedness, liens and security interests set forth in that certain promissory note in the original principal sum of \$3,400,000.00, dated 1/28/89, executed by Property, and to the currently valid and enforceable against the subject only to the matters listed on Exhibit "B" attached hereto and incorporated herein for all purposes, but only to the extent that the same are currently valid and enforceable against the subject only to the matters listed on Exhibit "B" attached hereto and accepted by grantor and accepted by grantee

"property". Improvements, Rights and Appurtenances are collectively called the "Property". on the Land (herein called the "Improvements"); (herein the Land, with (iii) all buildings, fixtures and other improvements located of-way (herein called the "Rights and Appurtenances"); and together interest of grantor in and to adjacent roads, alleys and rights- easements, tenements, hereditaments and appurtenances thereon or together with (ii) all and singular, the benefits, privileges, "A" attached hereto and made a part hereof for all purposes; Cook County, Illinois and more particularly described in Exhibit unto Grantee all of (i) the real property (the "Land") located in CONVEYED and by these presents does GRANT, BARGAIN, SOLD and CONVEY of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and (hereinafter referred to as "Grantee"), the receipt and sufficiency Plaza, New York, New York 10004, Attention: J. Steven Manolis whose mailing address is c/o Salomon Brothers Inc, One New York Grantor by NORTHPOINT ASSOCIATES, a Texas limited partnership, DOLLARS (\$10.00) and other good and valuable consideration to as "grantor", for and in consideration of the sum of TEN AND NO/100 that GML PROPERTIES, INC. (hereinafter referred to as

THE STATE OF ILLINOIS  
COUNTY OF COOK  
KNOW ALL PERSONS BY THESE PRESENTS:

\$18.00

SPECIAL WARRANTY DEED  
(SUBJECT TO EXISTING INDEBTEDNESS)

ATTORNEY FOR GRANTOR

This transfer is exempt from real estate transfer taxes pursuant to Subsection 4(k) of Par. 1004, Ch. 120, II. Rev. Stat., Section 13-148(k) of the Cook County Ordinance and Section 11-57J of Ordinance No. 2809 of the Village of Schaumburg.

VILLAGE OF SCHAMBURG  
DEPT. OF FINANCE  
AND ADMINISTRATION  
TRANSFER TAX  
DATE 6/21/89  
AMT. PAID

89308636

89308636

4 9 24

COUNTY OF COOK

7188655D1

89308636

6-30-89  
ESTATE TRANSFER TAX ACT  
SECTION 4, REV. PARAGRAPH K  
PROVISIONS OF



# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS TO TITLE

#### PARCEL 1

(201 Commerce Drive, Schaumburg)

NON-EXCLUSIVE EASEMENT RESERVED FOR AND GRANTED TO THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY, CABLENET OF ILLINOIS, INC., AND THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS AND THEIR SUCCESSORS AND ASSIGNS OVER THE LAND TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND CONDUITS AND CABLES, SEWERS AND WATER MAINS, WITH ALL NECESSARY MANHOLES, WATER VALVES, AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH THE TELEPHONE, ELECTRIC, SEWER, GAS AND WATER SERVICE; THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA SAID CONDUITS, CABLES, MANHOLES, WATER VALVES AND OTHER EQUIPMENT; AND THE RIGHT IS GRANTED TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF THE SAID PUBLIC UTILITIES EASEMENT. ALL INSTALLATIONS SHALL BE UNDERGROUND OR ON THE SURFACE, BUT NOT OVERHEAD AS SHOWN ON THE PLAT OF WOODFIELD BUSINESS CENTER TWO-WEST RECORDED FEBRUARY 9, 1983 AS DOCUMENT NUMBER 26501312.

(AFFECTS THE NORTH 20 FEET AND EAST 10 FEET OF LOT 59).

EASEMENT PROVISIONS CONTAINED IN PLAT OF WOODFIELD BUSINESS CENTER TWO-WEST RECORDED FEBRUARY 9, 1983 AS DOCUMENT NUMBER 26501312 THAT NO PERMANENT BUILDINGS OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON AFORESAID EASEMENT STRIPS OF LAND, BUT OWNERS OF LOTS IN THE SUBDIVISION SHALL TAKE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THE AFOREMENTIONED SUBDIVISION.

(AFFECTS THE NORTH 20 FEET AND EAST 10 FEET OF LOT 59).

COVENANTS AND RESTRICTIONS AS SHOWN ON PLAT OF WOODFIELD BUSINESS CENTER TWO-WEST RECORDED FEBRUARY 9, 1983 AS DOCUMENT NUMBER 26501312 AS FOLLOWS: THE AREAS DELINEATED AS "STORM WATER DETENTION AREA" ARE RESERVED FOR THE BENEFIT OF THE OWNERS OF REAL PROPERTY IN SAID SUBDIVISION, NATIONAL BOULEVARD BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 20, 1981 AND KNOWN AS TRUST NUMBER 6758 AS OWNER ON BEHALF OF ITS GRANTEE'S SUCCESSORS AND ASSIGNS AND ON BEHALF OF THE OWNERS OF PROPERTY IN THE SUBDIVISION, COVENANT AND AGREE TO IMPROVE AND MAINTAIN THE AREAS DELINEATED IN ACCORDANCE WITH THE PROVISIONS OF DOCUMENTS TO BE HEREAFTER RECORDED.

A 30 FOOT BUILDING SET BACK LINE AS SHOWN ON THE PLAT OF WOODFIELD BUSINESS CENTER TWO WEST RECORDED FEBRUARY 9, 1983 AS DOCUMENT NUMBER 26501312 DESCRIBED AS FOLLOWS:  
OVER THE NORTH LINE OF LOT 59.

EASEMENT FOR PUBLIC UTILITIES AS SHOWN ON THE PLAT OF WOODFIELD BUSINESS CENTER TWO WEST RECORDED FEBRUARY 9, 1983 AS DOCUMENT NUMBER 26501312 DESCRIBED AS FOLLOWS  
THE NORTH 20 FEET AND THE EAST 10 FEET OF LOT 59.

89308636

# UNOFFICIAL COPY

## EXHIBIT A

### PARCEL 1:

LOT 59 IN WOODFIELD BUSINESS CENTER TWO WEST, BEING A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF THE SOUTH 377.0 FEET OF THE NORTH 427.00 FEET OF THE NORTH WEST 1/4 OF SECTION 36, LYING EAST OF THE EAST LINE OF THE WEST 825.78 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 36 AND LYING WEST OF A LINE 1596.71 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTH WEST 1/4 AFORESAID (SAID LINE 1596.71 FEET WEST ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF CARRIAGE WAY, AS HERETOFORE DEDICATED IN HILLCREST SUBDIVISION, RECORDED APRIL 1, 1970, AS DOCUMENT NUMBER 21123956) ALL IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

✓ 201 Commerce Drive  
Schaumburg, IL

07-10-204-005

Carriage Way 175th St.  
Hazel Crest, IL

28-36-100-016

# UNOFFICIAL COPY

EXHIBIT B (cont'd)

PERMITTED EXCEPTIONS TO TITLE

PARCEL 2

(17500-16 Carriageway, Hazel Crest)

GRANT OF EASEMENT MADE BY EXCHANGE NATIONAL BANK OF CHICAGO TRUST NO. 28183 WITH EXCHANGE NATIONAL BANK OF CHICAGO TRUST NO. 28134 RECORDED NOVEMBER 30, 1973 AS DOCUMENT 22559096 GRANTING THE FOLLOWING EASEMENT:

A NON-EXCLUSIVE PRIVATE EASEMENT FOR INGRESS AND EGRESS OVER THE PORTION OF ANY PARKING LOT OR LOTS ON THE LAND WHICH IS ORDINARILY USED FOR THE PASSAGE OF AUTOMOBILES AND OTHER VEHICLES.

EASEMENT IN, UPON, UNDER, OVER AND ALONG THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY RECORDED JANUARY 30, 1979 AS DOCUMENT 24822757.

GRANT OF EASEMENT RECORDED OCTOBER 16, 1980 AS DOCUMENT 25626963 MADE BY CENTRAL NATIONAL BANK IN CHICAGO, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 31, 1978 AND KNOWN AS TRUST NUMBER 23373, TO THE COMMONWEALTH EDISON COMPANY, A CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC UTILITIES PURPOSES, TO INSTALL THEIR ELECTRIC FACILITIES IN AND UPON THAT PART OF THE LAND AS SHOWN ON EXHIBIT 'A' AND GRANTING THEM THE RIGHT TO OPERATE, MAINTAIN, REPAIR, RENEW, REPLACE AND REMOVE THEIR INSTALLED FACILITIES, BUT OWNER RESERVES THE RIGHT TO REQUIRE THEM TO RELOCATE THEIR FACILITIES TO ALTERNATE MUTUALLY AGREED UPON LOCATIONS.

RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 28, 1985 AS DOCUMENT 85166672 MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 10-23373-08 AND LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 10-24479-08 FOR NON-EXCLUSIVE INGRESS AND EGRESS OF MOTOR VEHICLES AND PEDESTRIANS AND FOR RENTAL SIGN

(AFFECTS PART OF PARCEL 2)

RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER EXISTING LEASES.

REAL ESTATE TAXES NOT DUE OR DELINQUENT.

89308636

# UNOFFICIAL COPY

## EXHIBIT B (cont'd)

COVENANTS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF PROTECTIVE COVENANTS FOR WOODFIELD BUSINESS CENTER TWO DATED JUNE 23, 1983 AND RECORDED JULY 14, 1983 AS DOCUMENT 26687855 RELATING TO GENERAL RESTRICTIONS, DEVELOPMENT STANDARDS, ARCHITECTURAL AND SPATIAL CHARACTERISTICS; LOADING AND STORAGE AREAS; ARCHITECTURAL CONTROL COMMITTEE, REQUIRING MEMBERSHIP IN THE PROPERTY OWNERS ASSOCIATION.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

PROVISION CONTAINED IN THE DECLARATION OF PROTECTIVE COVENANTS FOR WOODFIELD BUSINESS CENTER TWO DATED JUNE 23, 1983 AND RECORDED JULY 14, 1983 AS DOCUMENT 26687855 WHEREBY EACH OWNER COVENANTS AND AGREES TO PAY TO THE ASSOCIATION (1) ANNUAL ASSESSMENTS AND (2) SPECIAL ASSESSMENTS; AND THAT THE ANNUAL AND SPECIAL ASSESSMENTS TOGETHER WITH INTEREST, COSTS AND REASONABLE ATTORNEYS FEES SHALL BE CHARGE ON THE LAND AND SHALL BE A CONTINUING LIEN UPON THE PROPERTY AGAINST WHICH EACH ASSESSMENT IS MADE; FURTHER PROVISION THAT THE LIEN OF THE ASSESSMENTS SHALL BE SUBORDINATE TO THE LIEN OF ANY MORTGAGE OR MORTGAGES.

RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER EXISTING LEASES.

REAL ESTATE TAXES NOT DUE OR DELINQUENT.

89308636

# UNOFFICIAL COPY

## VILLAGE OF SCHAUMBURG

### CERTIFICATE FOR EXEMPTION

THE UNDERSIGNED John L. Wahlers, attorney for GWL Properties, Inc.  
HEREBY STATES THAT THE DEED FROM GWL Properties, Inc. TO Northpoint Associates  
DATED June 27, 1989 IS EXEMPT FROM THE  
VILLAGE OF SCHAUMBURG REAL ESTATE TRANSFER TAX AS FOLLOWS:

- \_\_\_(a) Transactions involving property acquired by or from any governmental body, or any transaction involving property acquired by and from a corporation, society, foundation, association or institution organized and operated exclusively for charitable, religious or educational purposes.
- \_\_\_(b) Transactions in which the deeds secure debt or other obligation.
- \_\_\_(c) Transactions in which deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded.
- \_\_\_(d) Transactions in which the actual consideration is less than \$500.00.
- \_\_\_(e) Transactions in which the deeds are tax deeds.
- \_\_\_(f) Transactions in which the deeds are releases of property which is security for a debt or obligation.
- \_\_\_(g) Transactions in which the deeds are pursuant to a court decree.
- \_\_\_(h) Transactions made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization.
- \_\_\_(i) Transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary's stock.
- (j) Transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one or the other shall not be exempt from the tax.
- \_\_\_(k) Transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the U.S. Government.
- \_\_\_(l) Transactions which are a transfer by lease.

89308636

# UNOFFICIAL COPY

- \_\_\_(m) Transactions for the purchase of a new home from the builder of said home provided that the grantee is the first home purchaser of the unit.
- \_\_\_(n) Transaction where the seller or grantee or any of them has reached the age of 65.

## STATE FACTS SHOWING THE APPLICABILITY OF EXEMPTION TO DEED:

This property together with other real estate located in Illinois and Texas, is being exchanged for other real estate without any additional money paid for any of the parcels. A copy of the proposed Exchange Agreement and of the proposed deed is attached.

## DESCRIPTION OF PROPERTY: Tax identification number, and common address:

201 Commerce Drive, Schaumburg, Illinois

P.I.N. 07-10-204-005

DATE: June 19, 1989

  
(SIGNATURE)

Note: Include documentation (copies) to back up the exemption.

85708636  
Office

07-10-204-005