

UNOFFICIAL COPY 92894384

Property: Tanglewood
Arlington Heights, Illinois

This instrument was prepared
by, and after recording should

DEPT-01 RECORDING \$31.50
735555 TRAM 2563 11/30/92 10:46:00
48128 \$ * 92-894384
COOK COUNTY RECORDER

FIRST AMERICAN TITLE INSURANCE COMPANY
OF NEW YORK

228 EAST 45TH STREET
NEW YORK, NY 10017
(212) 922-9700



Ann M Crowley

Send subsequent tax bills to:

GARDEN CAPITAL INCORPORATED
12221 MERIT DR SUITE 600
THREE FOREST PLAZA
DALLAS, TX 75231

92894384

SPECIAL WARRANTY DEED

THAT GRANTOR, National Operating, L.P., a Delaware limited partnership, whose address is c/o Basic Capital Management, Inc. 10670 North Central Expressway, Suite 600, Search Plaza, Dallas Texas 75231, Attention: Robert A. Waldman, Esq. ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to Grantor paid by Garden Tanglewood L.P., a Delaware limited partnership, whose address is c/o Garden Capital Incorporated, 12221 Merit Drive, Suite 600, Three Forest Plaza, Dallas, Texas 75251, Attention: Mr. John A. Doyle, President ("Grantee"), the receipt and sufficiency of which consideration are hereby acknowledged, has REMISED, RELEASED, ALIENED AND CONVEYED, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, that certain parcel of real property described on Exhibit "A" attached hereto and made a part hereof, together with all of the improvements, easements, rights-of-way, privileges, liberties, hereditaments, strips and gores, streets, alleys, passages, ways, waters, water courses, rights and appurtenances thereto belonging or appertaining, and all of the estate, right, title, interest, claims or demands whatsoever of Grantor therein and the streets and ways adjacent thereto, either in law or in equity, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; subject to any and all covenants, restrictions, easements and other matters of record, insofar as the same may at the time of this conveyance be in effect and applicable to such property or any part hereof, and further subject to, and in assumption of, taxes, assessments and governmental charges affecting the property conveyed hereby.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors, legal representatives and assigns forever, and Grantor does hereby bind itself, and its successors, assigns and legal representatives to WARRANT AND FOREVER DEFEND all singular the title to the said premises unto the

Section 4
Buyer, Seller, Representative
Date 11-30-92
Real Estate Transfer Tax
Buyer, Seller, Representative

FIRST AMERICAN TITLE INSURANCE

31.50
GT

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Property of Cook County Clerk's Office

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said 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 the Grantor, but not otherwise.

By its acceptance hereof, the Grantee hereby assumes and agrees to pay all ad valorem taxes assessed against the above-described premises for the year 1992 and subsequent years, and agrees to indemnify and hold Grantor harmless for all such taxes and assessments.

Permanent Real Estate Tax Number(s): 08-15-103-028, 08-15-103-029, 08-15-103-030 and 08-15-103-031,

Address of Real Estate: 2134 South Goebbert Road, Arlington Heights, Illinois

EXECUTED the 22 day of November, 1992.

GRANTOR

NATIONAL OPERATING, L.P.,
a Delaware limited partnership

By Its Sole General Partner,
Syntek Asset Management, L.P.,
a Delaware limited partnership

92894284

By Its Managing General Partner,
Syntek Asset Management, Inc.,
a Texas corporation

By: W.S. Friedman
Printed Name: William S. Friedman
Title: Vice President

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STATE OF New York
COUNTY OF New York ss.

On this the 22nd day of November 1992, before me, RUTH JENKINS the undersigned officer, personally appeared William S. Friedman, who acknowledged him self to be the Vice President of Syntek Asset Management, Inc., a Texas corporation, acting as the managing general partner of Syntek Asset Management, L.P., a Delaware limited partnership, acting as the sole general partner of National Operating, L.P., a Delaware limited partnership, and that he, as such Vice President of said Syntek Asset Management, Inc., being authorized so to do, executed the foregoing instrument for the purposes therein contained, on behalf of said Syntek Asset Management, Inc., acting as the managing general partner of said Syntek Asset Management, L.P., acting as the sole general partner of said National Operating, L.P., by signing the name of said Syntek Asset Management, Inc., by himself as Vice President.

In witness whereof I hereunto set my hand and official seal.

Ruth Jenkins
NOTARY PUBLIC
Title of Officer

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This is an exempt transaction under Real Estate Transfer Tax Act, Section 4, Paragraph E and Cook County Ordinance 95104, Paragraph E

November 22, 1992
Date

[Signature]
Signature of Grantor, Grantee or Agent of either

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 11-22-92 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said William S. Friedman
this 2nd day of November, 1992.

Notary Public

[Signature: Ruth Jenkins]

RUTH JENKINS
Notary Public, State of New York
No. 01JE4915699
Qualified in Kings County
Cert. Filed in New York County
Commission Expires Dec. 21, 1993

92894884

The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 11-23-92 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said John A. Doyle
this 2nd day of November, 1992.

Notary Public

[Signature: Ruth Jenkins]

RUTH JENKINS
Notary Public, State of New York
No. 01JE4915699
Qualified in Kings County
Cert. Filed in New York County
Commission Expires Dec. 21, 1993

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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EXHIBIT A

PARCEL 1:

THAT PARCEL OF LAND LOCATED IN THE COUNTY OF COOK, STATE OF ILLINOIS AND DESCRIBED AS FOLLOWS: THAT PART OF THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF SEEGER'S ROAD, IN COOK COUNTY, ILLINOIS; BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 858.86 FEET; THENCE TURNING A RIGHT ANGLE TO THE COURSE OF 90 DEGREES 00 MINUTES 00 SECONDS NORTHERLY, A DISTANCE OF 441.776 FEET; THENCE TURNING A RIGHT ANGLE TO THE COURSE OF 90 DEGREES 00 MINUTES 00 SECONDS EASTERLY, A DISTANCE OF 120.83 FEET; THENCE TURNING A LEFT ANGLE TO THE COURSE OF 90 DEGREES 00 MINUTES 00 SECONDS NORTHERLY, A DISTANCE OF 436.11 FEET; THENCE TURNING A RIGHT ANGLE TO THE COURSE OF 90 DEGREES 00 MINUTES 00 SECONDS EASTERLY, A DISTANCE OF 546.34 FEET; THENCE TURNING A RIGHT ANGLE TO THE COURSE OF 90 DEGREES 32 MINUTES 32 SECONDS SOUTHERLY, A DISTANCE OF 351.05 FEET; THENCE TURNING A LEFT ANGLE TO THE COURSE OF 90 DEGREES 00 MINUTES 00 SECONDS EASTERLY, A DISTANCE OF 200.00 FEET; THENCE TURNING A RIGHT ANGLE TO THE COURSE OF 90 DEGREES 00 MINUTES 00 SECONDS SOUTHERLY, A DISTANCE OF 525.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

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THAT PART OF THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF SEEGER'S ROAD, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHERLY ALONG THE WEST LINE OF THE SAID SECTION 15, A DISTANCE OF 1168.26 FEET; THENCE TURNING A RIGHT ANGLE TO THE COURSE OF 89 DEGREES 25 MINUTES 01 SECONDS EASTERLY, A DISTANCE OF 381.27 FEET; THENCE TURNING A RIGHT ANGLE TO THE COURSE OF 90 DEGREES 00 MINUTES 00 SECONDS SOUTHERLY, A DISTANCE OF 181.10 FEET; THENCE TURNING A LEFT ANGLE TO THE COURSE OF 90 DEGREES 00 MINUTES 00 SECONDS EASTERLY, A DISTANCE OF 100.34 FEET; THENCE TURNING A RIGHT ANGLE TO THE COURSE OF 90 DEGREES 00 MINUTES 00 SECONDS SOUTHERLY, A DISTANCE OF 258.14 FEET; THENCE TURNING A LEFT ANGLE TO THE COURSE OF 90 DEGREES 00 MINUTES 00 SECONDS EASTERLY, A DISTANCE OF 92.31 FEET; THENCE TURNING A RIGHT ANGLE TO THE COURSE OF 90 DEGREES 00 MINUTES 00 SECONDS SOUTHERLY, A DISTANCE OF 287.16 FEET; THENCE TURNING A RIGHT ANGLE TO THE COURSE OF 90 DEGREES 00 MINUTES 00 SECONDS WESTERLY, A DISTANCE OF 120.83 FEET; THENCE TURNING A LEFT ANGLE TO THE COURSE OF 90 DEGREES 00 MINUTES 00 SECONDS SOUTHERLY, A DISTANCE OF 441.776 FEET; THENCE TURNING A RIGHT ANGLE TO THE COURSE OF 90 DEGREES 00

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Tanglewood

MINUTES 00 SECONDS WESTERLY, A DISTANCE OF 464.96 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, (EXCEPTING FROM THE ABOVE DESCRIBED TRACT THAT PART OF THE LAND DEDICATED FOR PUBLIC STREETS BY DOCUMENTS 21541064 AND 22568064).

PARCEL 3:

THAT PART OF THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF SEEGER'S ROAD, IN COOK COUNTY, ILLINOIS; COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST; THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SAID SECTION 15 A DISTANCE OF 1168.26 FEET TO A POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 239.22 FEET; THENCE TURNING A RIGHT ANGLE TO THE COURSE OF 71 DEGREES 09 MINUTES 13 SECONDS NORTHEASTERLY, A DISTANCE OF 467.09 FEET; THENCE TURNING A RIGHT ANGLE TO THE COURSE OF 3 DEGREES 41 MINUTES 20 SECONDS NORTHEASTERLY, A DISTANCE OF 168.00 FEET; THENCE TURNING A RIGHT ANGLE TO THE COURSE OF 90 DEGREES 00 MINUTES 00 SECONDS SOUTHEASTERLY, A DISTANCE OF 213.00 FEET; THENCE TURNING A LEFT ANGLE TO THE COURSE OF 90 DEGREES 00 MINUTES 00 SECONDS NORTHEASTERLY, A DISTANCE OF 181.06 FEET; THENCE TURNING A RIGHT ANGLE TO THE COURSE OF 7 DEGREES 10 MINUTES 00 SECONDS NORTHEASTERLY, A DISTANCE OF 290.87 FEET; THENCE TURNING A RIGHT ANGLE TO THE COURSE OF 97 DEGREES 57 MINUTES 00 SECONDS SOUTHERLY, A DISTANCE OF 595.10 FEET; THENCE TURNING A RIGHT ANGLE TO THE COURSE OF 89 DEGREES 27 MINUTES 28 SECONDS WESTERLY, A DISTANCE OF 546.34 FEET; THENCE TURNING A LEFT ANGLE TO THE COURSE OF 90 DEGREES 00 MINUTES 00 SECONDS SOUTHERLY, A DISTANCE OF 148.95 FEET; THENCE TURNING A RIGHT ANGLE TO THE COURSE OF 90 DEGREES 00 MINUTES 00 SECONDS WESTERLY, A DISTANCE OF 92.31 FEET; THENCE TURNING A RIGHT ANGLE TO THE COURSE OF 90 DEGREES 00 MINUTES 00 SECONDS NORTHERLY, A DISTANCE OF 258.14 FEET; THENCE TURNING A LEFT ANGLE TO THE COURSE OF 90 DEGREES 00 MINUTES 00 SECONDS WESTERLY A DISTANCE OF 100.34 FEET; THENCE TURNING A RIGHT ANGLE TO THE COURSE OF 90 DEGREES 00 MINUTES 00 SECONDS NORTHERLY, A DISTANCE OF 181.10 FEET; THENCE TURNING A LEFT ANGLE TO THE COURSE OF 90 DEGREES 00 MINUTES 00 SECONDS WESTERLY, A DISTANCE OF 381.27 FEET TO THE POINT OF BEGINNING.

~~OK-15-103-028~~

~~OK-15-103-029~~

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