

SPECIAL WARRANTY DEED
(Corporation to Individual) - Corporation to Individual
(Illinois)

NO. 803
REV. 7-1-1985

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

BOOK
CO. NO. 018
219809

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the maker of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for any particular purpose.

DEPT OF REVENUE
999.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
999.00

AW 20 22 7450803

THIS INDENTURE, made this 30th day of September, 1993, between Metropolitan Life Insurance Company

93798209

a corporation created and existing under and by virtue of the laws of the State of New York and duly authorized to transact business in the State of Illinois, party of the first part, and Great Lakes REIT, Inc., a Maryland corporation,

(NAME AND ADDRESS OF GRANTEE)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and No/100

Above Space For Recorder's Use Only

in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY to the party of the second part, and to its heirs 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:

See the attached Exhibit A, incorporated herein by this reference (the "Premises").

COOK COUNTY REAL ESTATE TRANSFER TAX
27.00

COOK COUNTY REAL ESTATE TRANSFER TAX
118612

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
999.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
999.00

COOK COUNTY REAL ESTATE TRANSFER TAX
27.00

Cook County
REAL ESTATE TRANSFER TAX
REVENUE STAMP
OCT-93
999.00

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, 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 TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

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 heirs 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 Permitted Title Exceptions enumerated on the attached Exhibit B, incorporated herein by this reference.

Permanent Real Estate Index Number(s) 04-05-304-020-0000; 04-05-304-019-0000; and 04-05-304-014-0000
Address(es) of real estate: 3400 Dundee, Northbrook, IL

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and its name to be signed to these presents by its Asst. Vice President, and attested by its Secretary and year first above written.

Metropolitan Life Insurance Company

By Jeffrey S. Moe
Assistant Vice President

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
999.00

This instrument was prepared by Cynthia Bronson, Associate Counsel
(NAME AND ADDRESS)
Metropolitan Life Insurance Company, 2001 Spring Road, Suite 400, Oak Brook, IL 60521

McBride, Baker & Coles
(Name)
500 W. Madison Street, 40th Floor
(Address)
Chicago, IL 60661-2511
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Great Lakes REIT, Inc.
(Name)
2311 W. 22nd Street, Suite 109
(Address)
Oak Brook, IL 60521
(City, State and Zip)
Attention: Richard L. Rasley

Attention: Adam E. Berman, Esq.
RECORDER'S OFFICE BOX NO. 266

93061373

29.e
78

93798209

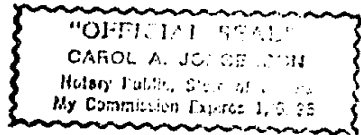
UNOFFICIAL COPY

STATE OF ILLINOIS }
COUNTY OF DUI PAGE } ss.

I, Carol A. Jorgenson, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey S. Moe, personally known to me to be the Assistant Vice President of Metropolitan Life Insurance Company, a New York corporation, and _____, personally known to me to be the Secretary of said corporation, and personally known to me to be the same person whose name ^{is} ~~are~~ subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Assistant Vice President and _____ Secretary, ^{he} they signed and delivered the said instrument and caused the 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 30th day of September, 1993.

Carol A. Jorgenson
Notary Public
Commission expires 1/6/95



COOK COUNTY, ILLINOIS
FILED FOR RECORD

NOV -6 AM 11:30

93798209

93798209

SPECIAL WARRANTY DEED

Corporation to ~~Individual~~ Corporation

Metropolitan Life Insurance Company

TO

Great Lakes REIT, Inc.

ADDRESS OF PROPERTY:

3400 Dundee

Northbrook, IL

MAIL TO: McBride, Baker & Coles
500 W. Madison Street, 40th Floor
Chicago, IL 60661-2511
Attention: Adam E. Berman, Esq.

GEORGE E. COLE
LEGAL FORMS

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

THE NORTH 1 ACRE OF THE WEST 2 ACRES OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 16 FEET OF THE SOUTH 1 ACRE OF THE WEST 2 ACRES (EXCEPT THE SOUTH 50 FEET OF THE WEST 16 FEET) OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE WEST 4 ACRES (EXCEPT THEREFROM THE FOLLOWING: THE NORTH 1 ACRE OF THE WEST 2 ACRES THEREOF; THE WEST 16 FEET OF THE SOUTH 1 ACRE OF THE WEST 2 ACRES THEREOF, AND THE SOUTH 50 FEET THEREOF) OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCELS 1, 2, AND 3, AS CREATED BY NON-EXCLUSIVE EASEMENT AGREEMENT BETWEEN THE VILLAGE OF NORTHBROOK, LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 16, 1978 AND KNOWN AS TRUST NUMBER 10-33602-09 AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 8, 1983 AND KNOWN AS TRUST NUMBER 60300, DATED JULY 9, 1984 AND RECORDED JULY 13, 1984 AS DOCUMENT 27171232, AND BY NON-EXCLUSIVE EASEMENT AGREEMENT BETWEEN THE ABOVEMENTIONED PARTIES, DATED SEPTEMBER 11, 1985 AND RECORDED DECEMBER 12, 1985 AS DOCUMENT 9320712 FOR INGRESS, EGRESS, DRIVEWAY AND OFF-STREET PARKING OVER PORTIONS OF THE FOLLOWING LEGAL DESCRIPTIONS:

PARCEL "A":

THE WEST 2 ACRES (EXCEPT THE SOUTH 50 FEET THEREOF) OF THE EAST 4 ACRES OF THE WEST 10 ACRES OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND PARCEL "B":

THE EAST 2 ACRES OF THE WEST 6 ACRES OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 50 FEET THEREOF TAKEN IN CASE NO. 70L1934, BY THE COUNTY OF COOK), IN COOK COUNTY, ILLINOIS.

93798209

UNOFFICIAL COPY

Exhibit B

1. All zoning and building laws, ordinances, maps, resolutions and regulations of all governmental authorities having jurisdiction which affect the Premises and the use and improvement thereof.
2. All rights, covenants, conditions, agreements and restrictions contained or referred to in instruments of record.
3. Rights of way, easements and consents of record.
4. Rights of tenants in possession.
5. Service contracts.
6. General real estate taxes and assessments to the extent not delinquent as of the date hereof.
7. Drainage assessments, drainage taxes, water rentals and water taxes.
8. Any state of facts an accurate survey may show.

(:\curdeo\exhibit.B

93798209

PLAT ACT AFFIDAVIT
UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

Jeffrey S. Moe, Assistant Vice-President of Metropolitan Life Insurance Company, being duly sworn on oath, states that

with an office at One Lincoln Center, Suite 800, Oakbrook Terrace, IL 60181 ~~resides at~~. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County Illinois, to accept the attached deed for recording.

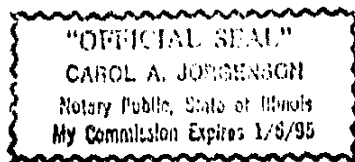
Metropolitan Life Insurance Company

By: Jeffrey S. Moe CB
Jeffrey S. Moe
Its: Assistant Vice-President

SUBSCRIBED and SWORN to before me

this 30th day of September 1993.

Carol A. Jorgensen
Notary Public



93798209