

93023462

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 31st day of December, 1992, between HOME SAVINGS OF AMERICA, FSB, a federal savings bank, f/k/a Home Savings of America, F.A., a federal savings and loan association, a federal savings bank created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of Illinois ("Grantor"), and AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as trustee under its trust number 116385-09 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of Grantor by these presents does RELEASE, ALIEN AND CONVEY unto Grantee, and to its heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and the State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof for all purposes.

Subject To: Those certain conditions, easements and other matters set forth on Exhibit B attached hereto and made a part hereof for all purposes.

Address:

PIN: 09-21-204-053
09-21-206-013
09-21-206-014

09-22-110-005
09-22-110-006

48876 # C # 43-03462

14444 FAX 2079 01/11/00 11:00

DEPT-01 RECORDING 039.00

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 Grantor, 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 Grantee, its heirs, successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, 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 encumbered 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 FOREVER DEFEND.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, the day and year first above-written.

Please return to: Mike Welham

Ticor Title Insurance

203 N. LaSalle, Suite 1400

Chicago, IL 60601

Re: MAY-21-602

UNOFFICIAL COPY



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 6479

930450

157713
REVENUE
STAMP JAN 11 1933
COOK COUNTY
REAL ESTATE TRANSACTION TAX
999.00

157714
REVENUE
STAMP JAN 11 1933
COOK COUNTY
REAL ESTATE TRANSACTION
101.0

DECK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JAN 11 1933
PA 11-1432

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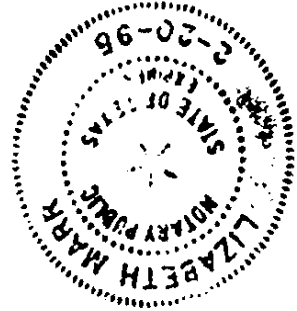
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2000-1-14

UNOFFICIAL COPY



Elizabeth Mart
Elizabeth Mart, Notary Public

GIVEN under my hand and official seal this 30th day of December, 1992.

93023462

I, Elizabeth Mart, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Charles Lambert, personally known to me to be the Vice President of HOME SAVINGS OF AMERICA, FSB, and Ellen Cunningham, personally known to me to be the Assistant Secretary of said bank, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument and caused the seal of said bank to be affixed thereto, pursuant to authority given by the Board of Directors of said bank 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.

COUNTY OF DALLAS

STATE OF TEXAS

§
§
§

After recording, return to:

True Rohde & Sewell
8080 North Central Expressway
Ninth Floor
Dallas, Texas 75206-1887

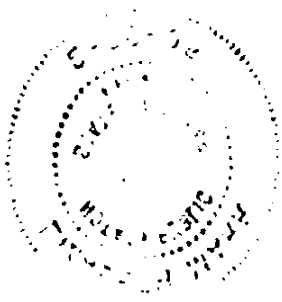
This instrument was prepared by:

By: *Charles Lambert*
Charles Lambert, Vice President
Attest: *Ellen Cunningham*
Ellen Cunningham, Assistant Secretary

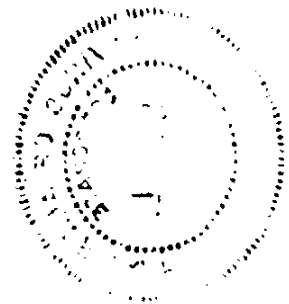


HOME SAVINGS OF AMERICA, FSB

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Property of Cook County Clerk's Office



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EXHIBIT "A"

LEGAL DESCRIPTION

PARK RIDGE OFFICE COMPLEX - 1420

PARCEL 1:

Lot 4 in Renaissance II, a resubdivision of Lot 2 of Williamsburg Office Complex, a subdivision being part of the Southeast 1/4 of the Northeast 1/4 of Section 21, and part of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 41 North, Range 12 East of the Third Principal Meridian, recorded as Document 23185011 on August 12, 1975 all in Cook County, Illinois.

PARCEL 2:

Easement for the benefit of Parcel 1, for ingress and egress, parking and subsurface drainage over and upon portions of Lot 1 in Williamsburg Office Complex, a resubdivision of part of the Southeast 1/4 of the Northeast 1/4 of Section 21 and a part of the Southwest 1/4 of the Northwest 1/4 of Section 22, both in Township 41 North Range 12 East of the Third Principal Meridian, as per Plat thereof recorded August 12, 1975 as Document 23185011, in Cook County, Illinois, over and upon Lot 1 in William L. Kunkle and Company's resubdivision of certain Lots and parts of Lots in Block 3, and all of the vacated alley in said block, together with part of the South Half of vacated Ashland Avenue, and part of vacated Farrell Avenue, all being in Farrell Park, being a subdivision of Lot 8 in Garland Estates Division of Lands in Section 16 and Section 21, Township 41 North Range 12 East of the Third Principal Meridian in Cook County, Illinois, and also over and upon portions of Lots 1, 2 and 5 in Renaissance II, aforesaid in Cook County, Illinois, as created by Declaration and Grant of Easement recorded as Document 86121587, in Cook County, Illinois.

Commonly known as: 1420 Renaissance Drive
Park Ridge, Illinois 60068

93023462

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EXHIBIT "A"

LEGAL DESCRIPTION

PARK RIDGE OFFICE COMPLEX - 1480

PARCEL 1:

Lot 1 in Renaissance II, a resubdivision of Lot 2 of Williamsburg Office Complex, a subdivision being part of the Southeast 1/4 of the Northeast 1/4 of Section 21, and part of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 41 North, Range 12 East of the Third Principal Meridian, recorded as Document 23185011 on August 12, 1975 all in Cook County, Illinois.

PARCEL 2:

Easement for the benefit of Parcel 1, for ingress and egress, parking and subsurface drainage over and upon portions of Lot 1 in Williamsburg Office Complex, a resubdivision of part of the Southeast 1/4 of the Northeast 1/4 of Section 21 and a part of the Southwest 1/4 of the Northwest 1/4 of Section 22, both in Township 41 North, Range 12 East of the Third Principal Meridian, as per plat thereof recorded August 12, 1975 as Document 23185011, in Cook County, Illinois, over and upon Lot 1 in William L. Kunkle and Company's resubdivision of certain Lots and part of Lots in Block 3, and all of the vacated alley in said Block, together with part of the South Half of vacated Ashland Avenue, and part of vacated Farrell Avenue, all being in Farrell Park, being a Subdivision of Lot 8 in Garland Estates Division of Lands in Section 16 and Section 21, Township 41 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois and also over and upon portions of Lots 2, 4 and 5 in Renaissance II, aforesaid in Cook County, Illinois, as created by Declaration and Grant of Easement recorded as Document 86121687, in Cook County, Illinois.

Commonly known as: 1480 Renaissance Drive
Park Ridge, Illinois 60068

93023462

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EXHIBIT "A"

LEGAL DESCRIPTION

PARK RIDGE OFFICE COMPLEX - 1550

PARCEL 1: (Trust NO. 66781)

That part of the Southeast quarter of the Northeast quarter of Section 21 and a part of the Southwest quarter of the Northwest 1/4 of Section 22, both in Township 41 North, Range 12 East of the Third Principal Meridian described as follows: Beginning at a point in the North line of the Southeast quarter of the Northeast quarter of Section 21, being 184.08 feet Westerly of the East line of the Southeast quarter of the Northeast quarter of said Section 21, thence Southeasterly along the center line of Rand Road on a curve whose radius is 5054.00 feet to a chord distance of 475.32 feet to a point of tangency; thence Southwesterly radial to the last described curve and at right angles to said curves tangent a distance of 250.29 feet; thence Northwesterly along a line which forms a counterclockwise angle of 87 degrees 17' 23" with the last described line a distance of 267.31 feet; thence Southwesterly at right angles to the last described line a distance of 220.82 feet; thence Northwesterly along a line which forms a counterclockwise angle of 67 degrees 28' 40" with the last described line, a distance of 467.07 feet to the North line of the Southeast quarter of the Northeast quarter of said Section 21; thence Easterly along aforesaid North line a distance of 362.92 feet to the Point Of Beginning, all in Cook County, Illinois.

Also known as Lot 1 in Williamsburg Office Complex, a resubdivision of part of the Southeast quarter of the Northeast quarter of Section 21 and a part of the Southwest quarter of the Northeast quarter of Section 21 and a part of the Southwest quarter of the Northwest quarter of Section 22, both in Township 41 North, Range 12 East of the Third Principal Meridian, as per plat thereof recorded August 12, 1975 as Document 23185011, in Cook County, Illinois.

Commonly known as: 1550 Northwest Highway
Park Ridge, Illinois 60068

93023462

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EXHIBIT "A"

LEGAL DESCRIPTION

PARK RIDGE OFFICE COMPLEX - 1580

Lot 1 in William L. Kunkle and Company's resubdivision of certain Lots and parts of Lots in Block 3, and all of the vacated alley in said block, together with part of the South half of vacated Ashland Avenue, and part of vacated Farrell Avenue, all being in Farrell Park, being a subdivision of Lot 8 in Garland Estates Division of lands in Section 16 and Section 21, Township 41 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

Commonly known as: 1580 Northwest Highway
Park Ridge, Illinois 60068

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