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Special Warranty Deed

94081792

CB INSTITUTIONAL FUND VIII, a California limited partnership ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received, conveys to Lawrence R. Moats, an individual ("Grantee") whose address is 625 North Court, Suite 250, Palatine, Illinois 60067, the real estate situated in Arlington Heights, County of Cook and State of Illinois legally described on Exhibit A attached hereto (the "Property").

PROPERTY ADDRESS: Terramere Office Plaza, Arlington Heights, Illinois

P.I.N.: 03-06-200-006-0000

Together with all and singular the hereditaments and appurtenances thereto 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 in 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, and its successors forever. Grantor, as owner of property adjacent to the Property, expressly reserves and retains all rights and privileges existing under all recorded easements, declarations and agreements affecting the Property, including specifically but without limitation those rights and privileges of the owner of lot 1 as described in that certain Declaration and Grant of Reciprocal Rights recorded October 17, 1980 with the Recorder of Deeds of Cook County, Illinois as Document No. 25628136.

And the Grantor, for itself and its successors, covenants that it WILL WARRANT AND DEFEND the Property only against acts of Grantor, subject to the Permitted Exceptions listed on Exhibit B.

74-64-258-12

33-30
TT

COOK
CO. NO. 015
43304



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN 24 '94
DEPT. OF REVENUE
430.00

678597

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
JAN 24 '94
215.00

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1994 JAN 26 PM 8:38

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BOX 333

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IN WITNESS WHEREOF, the Grantor has executed this instrument
11th day of January, 1994.

GRANTOR:

By: CB Institutional Fund VIII, a
California limited partnership

By: CB Commercial Real Estate
Group, Inc., a Delaware
corporation, its sole general
partner

By: _____
Name: Thomas M. Zwick
Title: General Partner

By: _____
Name: Joseph W. Muehlen
Title: First Vice President

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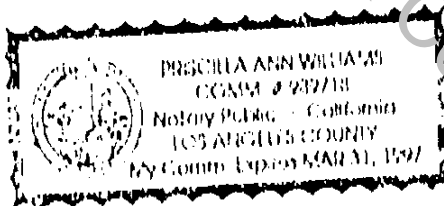
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STATE OF California)
COUNTY OF Los Angeles) SS.

I, Priscilla Ann Williams, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Joseph W. Markling and _____ personally known to me to be the Vice President and _____, respectively of CB Commercial Real Estate Group Inc., the corporate general partner of CB Institutional Fund VIII, a California limited partnership, and personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that an such _____ and _____, they have signed and delivered the foregoing instrument as their free and voluntary act, and as the free and voluntary act and deed of said partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of January, 1994.



Priscilla Ann Williams
Notary Public

My Commission expires March 31, 1997.

This Instrument Prepared by:

Karla L. Kambic
Ross & Hardies
150 North Michigan Avenue
Suite 2500
Chicago, Illinois 60601

Attest to:
Joseph W. Markling
115 S. East Street, Suite 2500
Los Angeles, CA 90012

Send Subsequent Tax Bills to Grantee at address set forth above.

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STATE OF New York
COUNTY OF New York SS.

I, MARIA GREGS SHULMAN, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that ROSS A. MILLER and VICE PRESIDENT, respectively of CB Commercial Real Estate Group Inc., the corporate general partner of CB Institutional Fund VIII, a California limited partnership, and personally known to me to be the 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 VICE PRESIDENT, they have signed and delivered the foregoing instrument as their free and voluntary act, and as the free and voluntary act and deed of said partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11 day of January, 1995.

Maria Gregs Shulman
Notary Public

My Commission expires 12/29/94.

This Instrument Prepared by:

Karla L. Kambic
Ross & Hardies
150 North Michigan Avenue
Suite 2500
Chicago, Illinois 60601

Send Subsequent Tax Bills to Grantee at address set forth above.

MARIA GREGS SHULMAN
Notary Public - State of New York
Exp. 12/29/94
Qualified in New York County
Commission Expires December 29, 1994

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EXHIBIT A

LEGAL DESCRIPTION

LOT 2 IN TERRAMERE OF ARLINGTON HEIGHTS, UNIT 5, BEING A SUBDIVISION IN NORTH 1/2 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Permitted Exceptions to Title

GENERAL EXCEPTIONS:

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- (2) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, AND ANY OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- (3) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- (4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL, HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- (5) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

SPECIAL EXCEPTIONS:

TAXES FOR THE YEAR 1993

EASEMENT OVER THE NORTH, SOUTH, EAST AND WEST 10 FEET, NORTH 10 FEET OF LOT 2 AND THE SOUTH 10 FEET OF LOT 3 OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AUGUST 13, 1980 AS DOCUMENT 25546912.

EASEMENT FOR PUBLIC UTILITIES, SEWER, WATER AND DRAINAGE AS SHOWN ON PLAT OF SUBDIVISION RECORDED AUGUST 13, 1980 AS DOCUMENT 25546912 OVER THE NORTH, SOUTH, EAST AND WEST LINE AND OVER THE EAST 10 FEET OF THE WEST 35 FEET OF LOT 1, THE NORTH 10 FEET OF LOT 2 AND THE SOUTH 10 FEET OF LOT 3.

A 25 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF SAID SUBDIVISION AS SHOWN ON PLAT OF SUBDIVISION RECORDED AUGUST 13, 1980 AS DOCUMENT 25546912 OVER THE NORTH, SOUTH AND WEST 25 FEET OF LOT 1, THE NORTH 25 FEET OF LOT 2 AND THE SOUTH 25 FEET OF LOT 3.

ONSITE UTILITY MAINTENANCE AGREEMENT MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1980 AND KNOWN AS TRUST NUMBER 49185 RECORDED OCTOBER 17, 1980 AS DOCUMENT 25628135 AND AMENDED APRIL 8, 1983 BY DOCUMENT 26562305, TO MAINTAIN ALL

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SANITARY SEWERS, STORM SEWERS, ONSITE WATER MAINS AS ADOPTED BY THE VILLAGE OF ARLINGTON HEIGHTS AND OWNERS SHALL MAINTAIN SANITARY SEWER LINES AND APPURTENANCES THERETO FROM MANHOLE #54 TO MANHOLE #1 AS SHOWN ON PLAN SHEET 5 OF 7 DATED AUGUST, 1979 AND REVISED OCTOBER 13, 1980 BY COWHEY ASSOCIATES.

DECLARATION AND GRANT OF RECIPROCAL RIGHTS DATED JUNE 1, 1980 AND RECORDED OCTOBER 17, 1980 AS DOCUMENT 25628136 RELATING TO USE OF LAND, PARKING, INGRESS AND EGRESS, STORM SEWERS AND ACCESSORY FACILITIES, AND SANITARY SEWERS.

MEMORANDUM OF LEASE DATED JULY 22, 1980 AND RECORDED JANUARY 30, 1981 AS DOCUMENT 25757361 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1980 AND KNOWN AS TRUST NUMBER 49106 TO JEWEL COMPANY, INC., WHITE HEN PANTRY DIVISION, A NEW YORK CORPORATION.

GRANT OF EASEMENT RECORDED JULY 28, 1981 AS DOCUMENT 25951754 UNTO THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE FROM TIME TO TIME, WIRES, CABLES, CONDUITS, MANHOLES AND OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, TOGETHER WITH RIGHT OF ACCESS TO THE SAME OVER THE AREA SHOWN ON THE ATTACHED SKETCH MARKED "EXHIBIT A" MADE A PART THEREOF.

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PROPERTY OF