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94190501

Prepared By

RETURN AFTER RECORDING TO:

Bruce C. Strohm, Esq.  
Rosenberg & Liebentritt P.C.  
Two North Riverside Plaza  
Chicago, IL 60606

DEPT-01 RECORDING \$29.50  
T80013 TRAM 4449 02/28/94 15147100  
16152 # EB # -94-190501  
COOK COUNTY RECORDER

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 24th day of February, 1994 between METROPOLITAN LIFE INSURANCE COMPANY, a New York corporation duly authorized to transact business in the State of Illinois, One Madison Avenue, New York, NY 10010, party of the first part, and EQR-BOURBON SQUARE VISTAS, INC., an Illinois corporation, Two North Riverside Plaza, Chicago, IL 60606, party of the second part:

**WITNESSETH**

That the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by the party of the second part and other good and valuable consideration, 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 unto 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 SCHEDULE A ATTACHED HERETO

Together with all buildings, fixtures, parking structures and other improvements thereon (the real estate and the improvements thereon being referred to herein as the "Premises") and with all other rights, interests and easements appurtenant thereto, including without limitation, any interest of Grantor in all sidewalks, walkways, common areas, water and mineral rights appurtenant thereto, and all right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road or avenue opened or proposed, in front of or adjoining the Premises, to the center line thereof, and all right, title and interest of Grantor in and to any award made or to be made in lieu thereof and in and to any unpaid award for damage to the Premises by reason of change of grade of any street: 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

N-932412 ① cmk

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Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP FEB 28 '94 No. 11422



869.00

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP FEB 28 '94 No. 11422



899.00

Cook County

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Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP FEB 28 '94 No. 11422 899.00

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This instrument was prepared by:  
Alan J. Soiefer, Esq.  
Assistant General Counsel  
Metropolitan Life Insurance Company  
One Madison Avenue  
New York, NY 10010

STATE OF ILLINOIS

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BOURBON SQUARE APARTMENTS

## SCHEDULE A

### LAND DESCRIPTION

#### PARCEL 1:

PARCEL 1 OF BOURBON SQUARE, A PLANNED UNIT DEVELOPMENT OF THAT PART OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY LINE OF ILLINOIS ROUTE NO. 53 (HICKS ROAD), SAID EASTERLY LINE BEING A LINE 50.0 FEET EASTERLY OF THE CENTER LINE OF SAID ROAD, TOGETHER WITH THE WEST 363.0 FEET OF THE EAST 1472.20 FEET OF THE NORTH 416.0 FEET OF THE SOUTH 1/2 OF NORTH EAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1977 AS DOCUMENT #24151597 AND AS AMENDED BY PLAT OF CORRECTION RECORDED OCTOBER 2, 1979 AS DOCUMENT #25174347, EXCEPTING FROM SAID PARCEL ONE THAT PART THEREOF CONVEYED TO THE COUNTY OF COOK BY TRUSTEE'S DEED RECORDED JUNE 15, 1979 AS DOCUMENT #25006987, AND ALSO EXCEPTING THEREFROM THAT PART THEREOF BOUNDED BY A LINE DESCRIBED AS BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID ILLINOIS ROUTE NO. 53 WHICH IS 721.0 FEET NORTHERLY, AS MEASURED ALONG SAID EASTERLY LINE OF SAID ROAD, OF THE INTERSECTION OF THE EASTERLY LINE OF SAID ROAD WITH THE SOUTH LINE OF THE NORTH 1/2 OF SAID NORTHEAST 1/4; THENCE NORTH 26 DEGREES 41 MINUTES 20 SECONDS EAST ALONG THE EASTERLY LINE OF SAID ILLINOIS ROUTE NO. 53, A DISTANCE OF 308.01 FEET; THENCE SOUTH 63 DEGREES 13 MINUTES 13 SECONDS EAST, A DISTANCE OF 171.63 FEET TO A POINT OF CURVE; THENCE CONTINUING EASTERLY ALONG A CURVED LINE, TANGENT WITH THE LAST DESCRIBED COURSE, CONVEX TO THE SOUTH AND HAVING A RADIUS OF 268.75 FEET, A DISTANCE OF 81.33 FEET, ARC MEASURE, TO A POINT; THENCE SOUTH 12 DEGREES 23 MINUTES 22 SECONDS WEST, A DISTANCE OF 162.64 FEET; THENCE SOUTH 68 DEGREES 35 MINUTES 34 SECONDS WEST, A DISTANCE OF 218.25 FEET; THENCE NORTH 63 DEGREES 13 MINUTES 13 SECONDS WEST, A DISTANCE OF 146.14 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

RIGHTS AND EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS MADE BY FIRST UNITED TRUST COMPANY, AN ILLINOIS CORPORATION, AS SUCCESSOR TRUSTEE TO OAK PARK TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1976 AND KNOWN AS TRUST #7635 FOR INGRESS AND EGRESS, USE, ENJOYMENT, MAINTENANCE, REPAIR, REPLACEMENT, EXPANSION, EXTENSION AND RELOCATION OF UTILITIES OVER THE "PROPERTY DESCRIBED THEREIN", DATED JANUARY 13, 1989 AND RECORDED JANUARY 13, 1989, AS DOCUMENT NO. 89021559.

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## SCHEDULE B

Those exceptions set forth in Schedule B - Section 2 of that certain Commitment for Title Insurance bearing Commitment Number N932412 issued by First American Title Insurance Company and dated February 24, 1994

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