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REVENUE 664.75

94396730

CO. NO. 016

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THIS INSTRUMENT PREPARED BY 11427
AND WHEN RECORDED, MAIL TO:

ARENT FOX KINTNER PLOTKIN & KAHN
1050 Connecticut Avenue, N.W.
Washington, D.C. 20036-5339
Attention: John N. Suhr, Jr., Esquire

SPECIAL WARRANTY DEED

This Special Warranty Deed is dated as of the 14 day of April, 1994, by SWI REAL ESTATE LIMITED PARTNERSHIP, a Delaware limited partnership ("Grantor") in favor of SKW REAL ESTATE LIMITED PARTNERSHIP, a Delaware limited partnership ("Grantee")

WITNESSETH: That for and in consideration of the amount allocable to the property described herein that is set forth on Exhibit A of that certain Contribution Agreement by and between Grantee and Grantor (the "Agreement"), the receipt and sufficiency of which are hereby acknowledged, Grantor hereby deeds, conveys, transfers and delivers to Grantee, its successors and assigns, forever, in fee simple, all of Grantor's estate, right title and interest in that certain land or piece of ground legally described on Exhibit A attached hereto and incorporated herein by reference (the "Land").

TOGETHER with all of Grantor's estate, right, title and interest in the buildings and improvements now or hereafter erected thereon (the "Improvements"), the tenements, hereditaments and appurtenances thereunto belonging and the reversions, remainders, rents, issues and profits thereof; and

TOGETHER with all estate, right, title and interest of Grantor in and to the following additional property (the "Additional Property"):

(a) all fixtures, fittings, appliances, apparatus, equipment, machinery, chattels, building materials and articles of personal property and replacements thereof and additions thereto (the "Fixtures") now or at any time hereafter affixed to or attached to or placed upon or used in any way in connection with the complete and comfortable use, enjoyment or occupancy for operation and maintenance of the Improvements (excepting any personal property owned by any tenant occupying the Improvements

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
MAY-394
664.75

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
MAY-394
664.75

75-06-004 D1 DA

State of Illinois

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Farmgate/MELL-10070 (29)

~~31 MAY -4 AM 12:35~~

~~94396730~~

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PF

VILLAGE OF SCHAUMBURG
DEPT. OF TREASURY REAL ESTATE
AND ADMINISTRATION TRANSFER TAX
DATE 04/28/94
AMT. PAID \$ 1329.36

BOX 333-CTE

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or any part thereof and used by such tenant in the use or occupancy of the space occupied by it to the extent the same does not become the property of Grantor under the lease or other agreement with such tenant or pursuant to applicable law) together with all replacements thereof and additions thereto;

(b) all equipment now owned and located at or used in connection with the Land or the Improvements, together with all attachments, components, parts, equipment and accessories installed thereon or attached thereto;

(c) all ground leases, space leases, subleases or other agreements (oral or written) under the terms of which any person other than Grantor has the right to occupy, use or manage the Land or the Improvements, or any part thereof or interest therein (collectively, the "Leases");

(d) the permits, licenses and rights in and to the use, occupation and operation of the Land and Improvements and any part thereof;

(e) all rights of way or use, air rights, water rights (whether riparian, appropriative, or otherwise), utility rights, privileges, franchises, servitudes, easements, tenements, hereditaments and appurtenances belonging or appertaining to any of the foregoing or to the Land, and all of Grantor's right, title and interest in and to any streets, ways, alleys, roadbeds, inclines, tunnels, culverts, strips or gores of land adjoining or serving the Land or any part thereof;

(f) any and all deposits made under any conditional bill of sale, chattel mortgage or security interest to which any collateral described in (a) above is subject, together with the benefit of any payments made thereon;

(g) any and all leases relating to equipment and other personal property used or useful in connection with the use, operation and maintenance of the Improvements or the Fixtures, any options to purchase the same and any payments made thereon;

(h) all the rents, issues, profits, royalties, bonuses, revenues, income and other benefits derived from the Land and the Improvements or arising from the use or enjoyment of any portion thereof or from any Lease thereof and liquidated damages following defaults under any Lease, and all proceeds payable under any policy of insurance covering loss of rents (collectively, the "Rents") and any cash or securities deposited under Leases to secure performance by lessees of their obligations thereunder, whether such cash or securities are to be held until the expiration of the terms of such Leases or applied

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to one or more installments of Rent coming due prior to the expiration of such terms;

(i) any and all awards, damages, payments and other compensation and any and all claims therefor and rights thereto which may result from taking or injury by virtue of the exercise of the power of eminent domain or any damage, injury or destruction in any manner caused to, the Land, the Improvements, the Fixtures or any part thereof, or from any change of grade or vacation of any street abutting thereon;

(j) all unearned premiums accrued, accruing or to accrue under any and all insurance policies now or hereafter obtained by Grantor with respect to the Land, the Improvements or the Fixtures;

(k) any and all monies on deposit for the payment of real estate taxes or special assessments against the Land or for the payment of premiums on policies of fire and other hazard insurance covering the herein-described collateral or the Land; and

(l) all the proceeds of the foregoing, both cash and noncash.

All of the property described above, including without limitation, the Land, the Improvements and the Additional Property are referred to collectively as the "Property."

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns in fee simple, forever.

AND Grantor covenants that (i) it will warrant specially the Property, (ii) Grantor has not done or permitted anything to be done whereby the Property has been encumbered in any manner, except as set forth in the Agreement, and (iii) Grantor will execute such further assurances of the Property as may be requisite.

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Farmgate
GS/JER Control No. MELL-10070
Original Property/Control No. 29

Exhibit A

PARCEL 1:

LOT 1 IN THE FARMGATE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 1917 AS DOCUMENT 24055984 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSE OF OPERATING, MAINTAINING, REPAIRING, REPLACING AND RENEWING A SIGN AND RELATED UTILITIES, AS CREATED BY SHOPPING CENTER EASEMENT AGREEMENT DATED JULY 27, 1989 AND RECORDED MARCH 12, 1990 AS DOCUMENT 90110612 BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1988 AND KNOWN AS TRUST NUMBER 106741-09 AND MCDONALD'S CORPORATION, OVER, ABOVE, ALONG, UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND:

THE NORTH 15.0 FEET OF THE EAST 28.0 FEET OF LOT 2 IN THE FARMGATE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 1977 AS DOCUMENT NUMBER 24055984, IN COOK COUNTY, ILLINOIS.

PIA 520-580 S. Roselle Rd., Schaumburg
PIN# 07-27-101-007

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1/10/00

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS.

COUNTY OF COOK

David T. Ward, vice-president of JCR SKW Services, Inc., general partner
of SKW Real Estate Limited Partnership

, being duly sworn on oath, states that

the partnership presides at 11 Canal Center Plaza, Suite 200, Alexandria VA, 22314. 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 easement 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 1 makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SKW Real Estate Limited Partnership

By: JCR SKW Services, Inc.

By: [Signature]

SUBSCRIBED and SWORN to before me

this 21 day of April, 19 84.

[Signature: Kelly S. Diemand]
Notary Public

KELLY S. DIEMAND
Notary Public, State of New York
No. 5007866
Qualified in New York County
Commission Expires February 8, 1995

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