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95143253

SPECIAL WARRANTY DEED
(Corporation to Partnership)
(Illinois)

DEPT-01 RECORDING

\$29.00

149013 TRAN 2017 03/01/95 14:21:00
42866 1113 125 14.525.3
COUNTY RECORDER

THIS INDENTURE, made this 28th day of February, 1995, between THE VILLAGE OF NORTHBROOK, a municipal corporation, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, with an address at 1225 Cedar Lane, Northbrook, Illinois 60062 (together with its successors, assigns, legatees and devisees, the "Grantor"), and ORIX TMK NORTHBROOK VENTURE II, an Illinois general partnership, with an address at c/o Orix Real Estate Equities, Inc., One North Riverside Plaza, Suite 1400, Chicago, Illinois 60606 (together with its successors, assigns, legatees and devisees, the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof and the sufficiency of which are hereby acknowledged, and pursuant to authority of the Board of Trustees of said Grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, commonly known as 131-175 Skokie Boulevard, Sylvia Court Shopping Center, Northbrook, Illinois, and more particularly described on Exhibit A attached hereto and hereby made a part hereof.

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 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 the Grantee forever.

And the Grantor, does covenant, promise and agree, to and with the Grantee, that the Grantor 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 the Grantor, and the Grantor FOREVER WILL WARRANT AND DEFEND, subject to those exceptions listed on Exhibit B attached hereto and hereby made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused the corporate seal of Grantor to be affixed hereto, and has caused the name of the President of the Board of Trustees of Grantor to

Exempt under provisions of Paragraph b, Section 4, Real Estate Law of Illinois

[Signature]
Buyer, Seller or Representative

2-28-95
Date

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BOX 300-CTI

29.00

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be signed to these presents, and attested by the Village Clerk of Grantor of said municipal corporation, the day and year first above written.

THE VILLAGE OF NORTHBROOK, a
municipal corporation

By: Mark W. Damisch

Name: MARK W. DAMISCH

Its: President of the Board of
Trustees

Attest: Lona P. Louis

Name: LONA LOUIS

Its: Village Clerk

This instrument was prepared by and
after recording should be returned to:

STANLEY B. STALLWORTH
Sidley & Austin
One First National Plaza
Chicago, Illinois 60602

Send Subsequent Tax Bills To:

ORIX TMK NORTHBROOK VENTURE II
C/O ORIX REAL ESTATE EQUITIES, INC
One North Riverside Plaza
Suite 1400
Chicago, Illinois 60606
Attn: Mr. Andy Goodman

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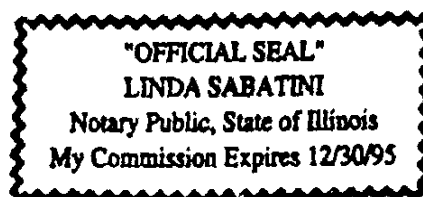
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, LINDA SABATINI, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARK W. DAMISCH personally known to me to be the President of the Board of Trustees of THE VILLAGE OF NORTHBROOK, a municipal corporation, and LONA LOUIS, personally known to me to be the Village Clerk of THE VILLAGE OF NORTHBROOK, and personally know 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 President of the Board of Trustees and Village Clerk they signed and delivered the said instrument and caused the corporate seal of said VILLAGE OF NORTHBROOK to be affixed thereto, pursuant to authority, given by the Board of Trustees of said municipal corporation as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 29th day of February, 1995.

Linda Sabatini
Notary Public

Commission expires: 12/30/95



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EXHIBIT A Legal Description of the Property

PARCEL 1:

LOTS 59, 60, AND 81 AND THAT PART OF LOTS 61, 62, 63, 79, 80, AND 82 LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SKOKIE VALLEY ROAD IN MANUS NORTH SHORE TERRACE A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF VALUED ATLANTIC AND NEW JERSEY AVENUES IN MANUS NORTH SHORE TERRACE AFORESAID LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 59 IN MANUS NORTH SHORE TERRACE AFORESAID AND NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINK (AND SAID LINE EXTENDED) OF SKOKIE HIGHWAY (SKOKIE VALLEY ROAD) IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTH 1/2 OF NEW HAMPSHIRE AVENUE TOGETHER WITH THAT PART OF ATLANTIC AVENUE IN MANUS NORTH SHORE TERRACE, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST LINE OF ATLANTIC AVENUE IN SAID MANUS NORTH SHORE TERRACE, AND LYING 30 FEET NORTHEASTERLY OF AND CONCENTRIC WITH A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 8135.16 FEET SAID CURVED LINE BEING DRAWN FROM A POINT 202.86 FEET WEST OF THE NORTHEAST CORNER OF LOT 59 IN MANUS NORTH SHORE TERRACE AFORESAID TO A POINT 236.70 FEET WEST OF THE SOUTHEAST CORNER OF LOT 59 IN SAID MANUS NORTH SHORE TERRACE, IN COOK COUNTY, ILLINOIS.

Address of the Property:

131-175 Skokie Boulevard
Sylvia Court Shopping Center
Northbrook, Illinois

Property Index Numbers: 04-02-106-001-0000
04-02-106-002-0000
04-02-107-009-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General Real Estate Taxes for 1994 and subsequent years.
2. Private, public and utility easements and roads and highways, if any.
3. Proceeding pending in Circuit Court as Case Number 95 L 50021 filed January 9, 1995 by the Village of Northbrook, an Illinois municipal corporation against Cole Taylor Bank, successor to Harris Trust and Savings Bank, an Illinois corporation, as trustee under trust agreement dated November 18, 1965 and known as Trust Number 32559, Chicago Title and Trust Company, and others for complaint filed for condemnation.
4. Rights of the public or quasi-public utilities, if any, in said vacated alley for maintenance therein of poles, conduits, sewers, etc.
5. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
6. Terms, provisions, conditions and limitations contained in the annexation agreement by, between and among the Village of Northbrook and LaSalle National Trust N.A., successor to LaSalle National Bank, as Trustee under Trust Number 113872 and Freed Northbrook Limited Partnership Dated Jan. 4, 1993 and recorded January 7, 1993 as document 93015994.
7. Rights of the municipality, the State of Illinois, the public and adjoining owners in and to vacated street. (Affects Parcel 3)
8. Rights of the public and quasi-public utilities, if any, in said vacated street for maintenance therein of poles, conduits, sewers and other facilities (Affects Parcel 3)
9. Terms, provisions, conditions and limitations contained in the ordinance granting a special permit for a cellular telephone sales and installation facilities at 155 Skokie Boulevard recorded December 21, 1993 as Document 03049637.

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