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THIS INSTRUMENT WAS DRAFTED BY:

95296539

John Nicholas Sahr, Jr.  
Arent Fox Kintner Plotkin  
& Kahn  
1050 Connecticut Avenue, N.W.  
Washington, DC 20036-5339

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Arent Fox Kintner Plotkin  
& Kahn  
1050 Connecticut Avenue, N.W.  
Washington, DC 20036-5339  
Attn: Bridget L. Lynch

DEPT-01 RECORDING \$29.00  
150012 TRAN 3949 05/04/95 14:57:00  
\$8428 + JIM # 95-296539  
COOK COUNTY RECORDER

DI 7536 573

## SPECIAL WARRANTY DEED, BILL OF SALE AND ASSIGNMENT

This Special Warranty Deed is dated as of the 1st day of April, 1995, by WPM REAL ESTATE LIMITED PARTNERSHIP, a Delaware limited partnership ("Grantor"), in favor of SKW II REAL ESTATE LIMITED PARTNERSHIP, a Delaware limited partnership (formerly known as WHT Real Estate Limited Partnership) ("Grantee"), whose address is 100 Crescent Court, Suite 1000, Dallas, Texas 75201.

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 among Grantee, Grantor and the other parties named therein (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

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BOX 333-CTI

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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 (other than that evidenced hereby) 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 to one or more installments of Rent coming due prior to the expiration of such terms;

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(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;

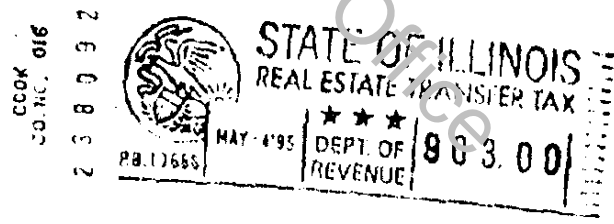
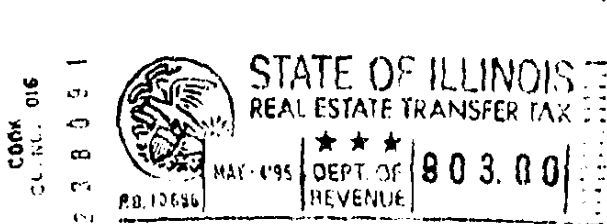
(k) any and all monies on deposit for the payment of real estate taxes or special assessments against the Land or for the payment of premiums on policies of fire and other hazard insurance covering the herein-described collateral or the Land; and

(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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IN TESTIMONY WHEREOF, Grantor as of the date first above written, has caused these presents to be executed in its name on its behalf.

WPM REAL ESTATE LIMITED PARTNERSHIP, a Delaware limited partnership

By: WPM Investors, Inc.,  
a Delaware corporation,  
General Partner

ATTESTATION:

[Signature]  
Name: \_\_\_\_\_  
Secretary

By: [Signature]  
Name: David M. Weil  
Title: Vice President

[Seal]

STATE OF NEW YORK

COUNTY OF NEW YORK

I, Carol J. Wexler, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that David M. Weil, the Vice President of WPM Investors, Inc., a Delaware corporation and the general partner of WPM Real Estate Limited Partnership, a Delaware limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, appeared before me this day in person and acknowledged that he signed and delivered said instrument as such officer of said corporation, as their own free and voluntary act and as the free and voluntary act of the corporation for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 21 day of April, 1995.

[Signature]  
Notary Public

My commission expires:

CAROL J. WEXLER  
Notary Public, State of New York  
No. 01WE-4637694  
Qualified in Queens County  
Commission Expires 10/31/96

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COOK COUNTY CLERK'S OFFICE  
110 N. LAUREL ST. CHICAGO, IL 60602  
TEL: (773) 399-3000 FAX: (773) 399-3001  
WWW.COOKCOUNTYCLERK.COM



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Arlington Place 11  
PAC - 10104  
(PacMutual - 104)

## EXHIBIT A

### LEGAL DESCRIPTION

All that certain land situated in the State of Illinois, County of Cook, described as follows:

LOT 2 IN ARLINGTON PLACE SUBDIVISION, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN

TOGETHER WITH:

1. RECIPROCAL EASEMENT FOR INGRESS AND EGRESS AS CREATED BY THAT CERTAIN AGREEMENT DATED AUGUST 2, 1979, AND RECORDED OCTOBER 1, 1979, AS DOCUMENT 25171074 AND REGISTERED WITH THE REGISTRAR OF TITLES ON OCTOBER 1, 1979, AS DOCUMENT LR3121477 AND AS AMENDED BY AGREEMENT DATED JANUARY 27, 1981, AND RECORDED JUNE 4, 1981, AS DOCUMENT 25893428 AND FILED AS DOCUMENT LR3218008.
2. EASEMENT FOR CREATION AND MAINTENANCE OF A DETENTION/RETENTION POND CREATED BY THAT CERTAIN AGREEMENT DATED DECEMBER 1, 1979, AND RECORDED WITH THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS, JANUARY 4, 1980, AS DOCUMENT 25306889 AND REGISTERED WITH THE REGISTRAR OF TITLES JANUARY 4, 1980, AS DOCUMENT LR3139276 PERTAINING TO LOT 1 AND LOT 2, ARLINGTON PLACE SUBDIVISION, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

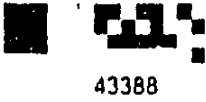
Tax Number: 08-16-200-102-0000

Address of premises: 85 West Algonquin Road  
Arlington, Heights, IL  
Cook County

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# MAP SYSTEM

# CHANGE OF INFORMATION FOR

## SCANABLE DOCUMENT - READ THE FOLLOWING RULES

1. Changes must be kept in the space limitations shown
2. DO NOT use punctuation
3. Print in CAPITAL LETTERS with BLACK PEN ONLY
4. Allow only one space between names, numbers and address

### SPECIAL NOTE:

If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number

If you do not have enough room for your full name, just your last name will be adequate

Property index numbers (PIN #) MUST BE INCLUDED ON EVERY FORM

### PIN:

08 - 119 - 200 - 100 - 0000

### NAME

SKII REAL ESTATE

### MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

100 CRESCENT COURT

### CITY

DALLAS

STATE:

TX

ZIP:

75201

### PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

85 WALTON QUINN

### CITY

ARLINGTON

STATE:

TX

ZIP:

60005

35296539

MAY 04 1995  
COOK COUNTY TREASURER

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06/08

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