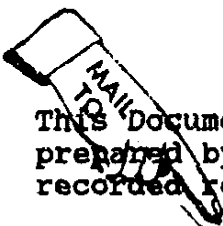


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This Documents was prepared by and when recorded returned to :

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COOK COUNTY RECORDER

John C. Huff, Esq.  
The Prime Group, Inc.  
77 West Wacker Drive  
Suite 3900  
Chicago, IL 60601

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SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of this 10th day of June, 1996, by KEMPER PRIME INDUSTRIAL PARTNERS, an Illinois general partnership (the "Grantor"), to TORRENCE PARTNERS LIMITED PARTNERSHIP, an Illinois limited partnership (the "Grantee").

3150  
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WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by Grantor, by these presents does hereby REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its assigns, FOREVER, the property described on Exhibit A attached hereto and made a part hereof, which property is situated in the County of Cook and State of Illinois (the "Property"). The Property hereby conveyed is conveyed subject to those title exceptions set forth on Exhibit B attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, an all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Property with the appurtenances, unto Grantee and its assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND said Property, against all persons lawfully claiming, or to claim the same, by, through or under Grantor.

17-960066 - Cook Co. JF

# UNOFFICIAL COPY

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
\*\*\*  
JUN 11 1996 DEPT. OF REVENUE  
PB 10760

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
\*\*\*  
JUN 11 1996 DEPT. OF REVENUE  
PB 10760

047843  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP JUN 11 1996  
PB 11022  
608.00

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of the day and year first above-written.

KEMPER/PRIME INDUSTRIAL PARTNERS, an Illinois general partnership

By: THE PRIME GROUP, INC., an Illinois corporation, its Managing Partner

By: Richard S. Curto  
Name: Richard S. Curto  
Title: Executive Vice President

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## EXHIBIT A

### LEGAL DESCRIPTION

Lot 19 in Chicago Enterprise Center subdivision to the City of Chicago, Cook County, Illinois, as shown in Plat recorded in Cook County, Illinois as document No. 93397195, being a subdivision of part of the southeast  $\frac{1}{4}$  and the southwest  $\frac{1}{4}$  of Section 31, Township 37 North, Range 15, East of the Third Principal Meridian, lying west of the New York, Chicago and St. Louis Railroad, in Cook County, Illinois.

Common Address: 13535 S. Torrence  
Chicago, Illinois

PIN No.: 25-31-303-027

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## EXHIBIT B

### TITLE EXCEPTIONS

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. LIENS OR OTHER EXCEPTIONS CLAIMED BY OR THROUGH GRANTEE, ITS CONTRACTORS, AGENTS, SUCCESSORS AND ASSIGNS.
3. (D) INFORMATION AND DISCLOSURES CONTAINED IN THE ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY RECORDED JUNE 28, 1990 AS DOCUMENT NUMBER 90310864.
4. (E) EASEMENT IN FAVOR OF THE SANITARY DISTRICT OF CHICAGO FOR CONSTRUCTION, RECONSTRUCTION, REPAIR, MAINTENANCE AND OPERATION OF AN INTERCEPTING SEWER, CREATED BY INSTRUMENT RECORDED MARCH 25, 1937, AS DOCUMENT NUMBER 11968813.
5. (G) RIGHTS OF COMMONWEALTH EDISON PURSUANT TO ELECTRIC SERVICE STATION AGREEMENT DATED OCTOBER 21, 1985.
6. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CHICAGO ENTERPRISE CENTER RECORDED FEBRUARY 2, 1995 AS DOCUMENT 95080794 RELATING TO THE USE OF THE LAND, BUILDING TYPE-COST QUALITY AND SIZE, COMMON AREAS, PLAN APPROVAL, MAINTENANCE, EASEMENTS AND RELATED MATTERS.  
  
AS AMENDED BY EASEMENT AGREEMENT AND AMENDMENT TO DECLARATION OF EVEN DATE HERewith, SAID AMENDMENT REMOVES LOT 19 FROM THE PROVISIONS OF THE ORIGINAL DECLARATION AND REPLACES THEM WITH THE TERMS OF THE AMENDMENT.
7. (L) RIGHT OF TENANTS UNDER EXISTING UNRECORDED LEASES AND OF ALL PARTIES CLAIMING BY, THROUGH OR UNDER THEM.
8. (Y) POSSIBLE EASEMENT FOR OVERHEAD POWER LINES AS DISCLOSED BY SURVEY ALONG THE EAST LINE OF THE LAND.
9. (AC) ENCROACHMENT OF BLACKTOP PARKING AREA OVER THE SOUTH LINE OF THE LAND BY 31.86 FEET AS SHOWN ON NATIONAL SURVEY SERVICE INC., SURVEY DATED MARCH 15, 1996 NUMBER N119974.

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