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DEPT-01 RECORDING \$29.00
 T#0012 TRAN 3341 12/11/96 12:14:00
 #7059 : CG *-96-936874
 COOK COUNTY RECORDER

(The Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

2900

STATE OF ILLINOIS §
 COUNTY OF DUPAGE §

KNOW ALL MEN BY THESE PRESENTS:

THAT, ILLINOIS STATE TOLL HIGHWAY AUTHORITY, an administrative agency of the State of Illinois, 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, ("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 to the undersigned by PUBLIC STORAGE INSTITUTIONAL FUND II ("Grantee"), whose mailing address is 600 North Brand Boulevard, Suite 30, Glendale, CA 91205-5050, the receipt and sufficiency of such consideration being hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Trustees and of every other power and authority the Grantors hereunto enabling, have GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantors but not otherwise.

BOX 333-CTI

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Property of Cook County Clerk's Office

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PIN: 18-35-102-038-0000
Common Address: Intersection of 83rd Street and Industrial Drive
Justice, Illinois

EXECUTED this 19th day of ~~August~~ ^{Sept.}, 1996.

ILLINOIS STATE TOLL HIGHWAY AUTHORITY

BY: [Signature]
ITS: CHAIRMAN

ATTEST:

BY: [Signature]
ITS: [Signature]

Exempt under provisions of Paragraph 6, Section 4,
Real Estate Transfer Tax Act.

STATE OF ILLINOIS §
§
COUNTY OF DUPAGE §

12-10-96 Date
[Signature] Buyer, Seller or Representative

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Julian C. DiEposito personally known to me to be the Chairman of the Illinois State Toll Highway Authority, and NICHOLAS W. JANNITE personally known to me to be the Assistant Secretary of said Authority, and personally known 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 Chairman and Assistant Secretary, they signed and delivered said instrument pursuant to authority given by the Board of Directors of said Authority, as their free and voluntary authority, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17th day of ~~August~~ ^{Sept.}, 1996.



[Signature]
Notary Public

This instrument was prepared by: Mary-Beth C. Roselle, Esq., Katten Muchin & Zavis, 525 West Monroe St., #1600, Chicago, IL 60670

SEND SUBSEQUENT TAX BILLS TO:
Public Storage Institutional Fund II

UPON RECORDING, PLEASE MAIL TO:
Peter Coblentz, Esq.
Rosenthal, Murphy, Coblentz & Janega
30 North LaSalle Street
Chicago, Illinois 60602

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[Handwritten initials] 8/20

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF LOT 1, IN "BERGQUIST'S RESUBDIVISION", ACCORDING TO THE RECORDED PLAT THEREOF (DOCUMENT NUMBER 86630248, DECEMBER 31, 1986) BEING A RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN SAID "BERGQUIST RESUBDIVISION"; THENCE SOUTH 01 DEGREES 48 MINUTES 11 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST PORTION OF SAID LOT 1, 207.15 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST PORTION OF SAID LOT 1; THENCE NORTH 80 DEGREES 51 MINUTES 38 SECONDS WEST, 138.25 FEET TO THE WEST LINE OF THE SOUTHEAST PORTION OF SAID LOT 1; THENCE NORTH 01 DEGREES 48 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST PORTION OF SAID LOT 1, 181.12 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 88 DEGREES 17 MINUTES 21 SECONDS EAST, ALONG SAID SOUTH LINE, 136.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Doc 18-35-2-038 new
Plat International
and International
1986 PL

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EXHIBIT B

SUBJECT TO: (i) public and utility easements of record, if any; (ii) special taxes or assessments for improvements not yet completed; (iii) installments not yet due at the date of closing of any special taxes or assessments for improvements heretofore completed; and (iv) general real estate taxes for 1995 and subsequent years.

■ DOCUMENT #: CH0001A (41155-00001-5) 240662.1, DATE: 07/10/96, TIME: 16:06 ■

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 9-19, 1996

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Robert E. Douglas this 19th day of September



[Signature]
Notary Public

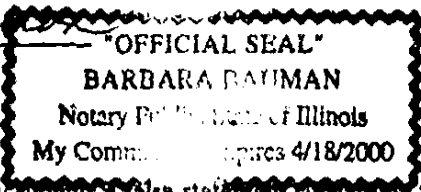
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12-9, 1996

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said PETER D. COBLENTZ this 9th day of December 1996.

[Signature]
Notary Public



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NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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