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NOV 17 1997

SPECIAL WARRANTY DEED

TRANSFER STAMP

CERTIFICATION OF COMPLIANCE

Village of Westchester

06-11-1997

THIS INDENTURE, made this _____ day of November, 1997, between THE MUTUAL LIFE INSURANCE COMPANY OF NEW YORK, a mutual life insurance company created and existing under and by virtue of the laws of the State of New York and duly authorized to transact business in the State of Illinois, party of the first part, and ENTERPRISE DRIVE, L.L.C., a Delaware limited liability company, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN and NO/100ths Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Trustees of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to its heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

Lot 1 in Enterprise Centre Subdivision, being a subdivision of part of the Northwest Quarter of the Northeast Quarter of Section 30, Township 39 North, Range 12, East of the Third Principal Meridian.

SUBJECT TO:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

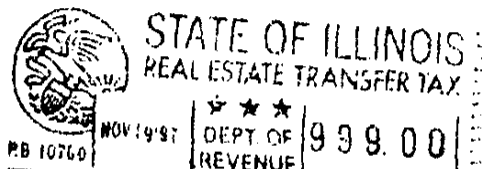
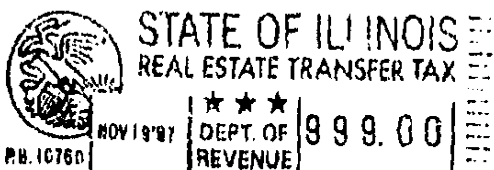
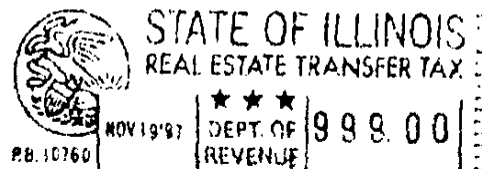
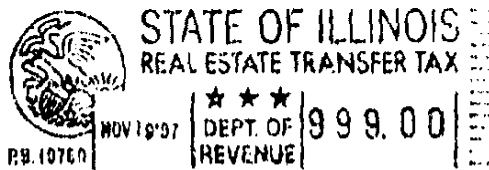
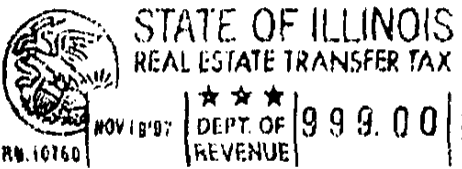
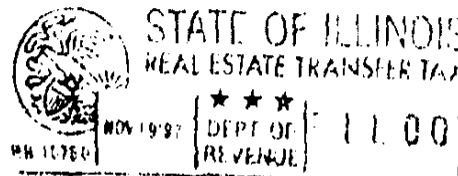
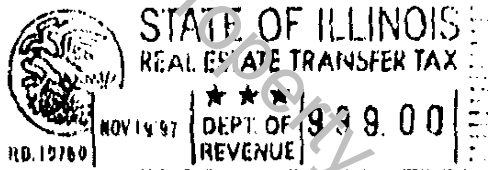
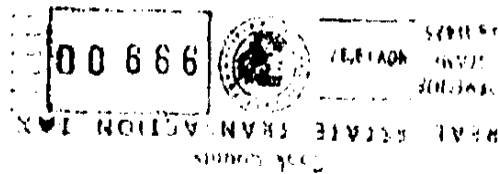
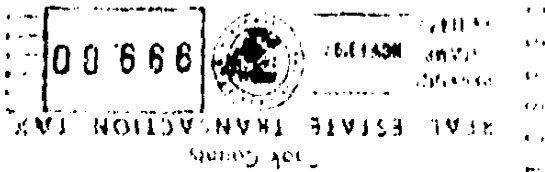
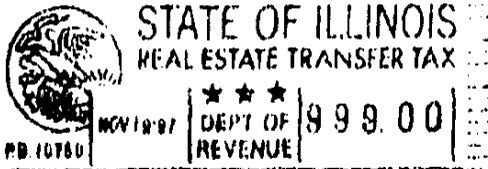
Permanent Real Estate Index Number: 15-30-205-001-0000, Volume 174
Address of Real Estate: 2205-2255 Enterprise Drive; Westchester, Illinois

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 said party of the first part, 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 party of the second part, heirs and assigns forever.

COMMONWEALTH LAND
TITLE INSURANCE COMPANY

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And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered 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 it, it WILL WARRANT AND FOREVER DEFEND.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Asset Management Vice President, Dana Vitt, the day and year first above written.

THE MUTUAL LIFE INSURANCE COMPANY OF NEW YORK,
a New York mutual life insurance company

By: _____
Dana Vitt
Asset Management Vice President

Attest: _____
Victoria F. Smith
Assistant Secretary

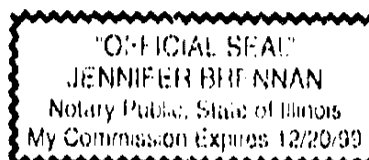
STATE OF ILLINOIS, COUNTY OF _____ ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that personally known to me to be the Asset Management Vice President of the corporation, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of November, 1997.

Jennifer Brennan (Notary Public)

Prepared by: Victoria F. Smith
1740 Broadway
New York, NY 10019



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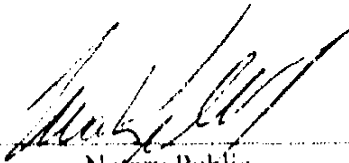
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STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

On the 12th day of November, in the year one thousand nine hundred and ninety-seven, before me came Victoria F. Smith, to me known, who, being by me duly sworn, did depose and say that she has offices at 1740 Broadway, New York, NY 10019, that she is an Assistant Secretary of The Mutual Life Insurance Company of New York, the corporation described in and which executed the foregoing instrument; that she knows the seal of said corporation; that the seal affixed is such corporate seal; that it was so affixed by order of the Board of Trustees of said corporation; and that she signed her name therein by like order.


Notary Public

MARK L. NEWFELD
NOTARY PUBLIC, State of New York
No. 02NE4782011
Qualified in Nassau County
Commission Expires Dec. 31, 1999

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Mail to:

Laurance P. Nathan, Esq.
D'Ancona & Pflaum
30 N. LaSalle Street, Suite 2900
Chicago, Illinois 60602

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Name and Address of Taxpayer:

Enterprise Drive, L.L.C.
77 W. Wacker Drive, Suite 3900
Chicago, Illinois 60601
Attention: Jeffrey A. Patterson

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SCHEDULE B LIST OF PERMITTED EXCEPTIONS

1. General Real Estate Taxes on the land for the year(s) 1997, a lien not yet due and payable, and subsequent years. Permanent Tax Index Number(s): 15-30-205-001-0000 174.
2. Rights and claims of tenants in possession or with rights to possession under unrecorded leases, as shown in the attached rent roll.
3. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company to construct, operate, maintain, renew, relocate and remove, from time to time, wires, cables, conduits, manholes, transformers, pedestals and other facilities used in connection with ground transmission and distribution of electricity, sounds and signals, together with right of access to the same and the right from time to time, to trim or remove trees, bushes and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the grant therein, in, under, across, along and upon the surface of the land, as created by Grantor of Easement dated May 29, 1986 and recorded March 29, 1988 as Document 88128850, and as created by plat of Enterprise Centre Subdivision, recorded August 4, 1989 as Document Number 89357915.
4. A 25 foot building line along the East and North lines of the land as shown on plat of Enterprise Centre Subdivision recorded August 4, 1989, as Document Number 89357915.
5. A 10 foot public easement for storm sewer in the northerly portion of the land as shown on plat of Enterprise Centre Subdivision recorded August 4, 1989 as Document Number 89357915.
6. A 40' easement for ingress and egress per Document Number 13281647 and shown on plat of Enterprise Centre Subdivision recorded August 4, 1989 as Document Number 89357915.
7. Retention pond in the Northeastly portion of the land, as shown on plat of Enterprise Centre Subdivision recorded August 4, 1989 as Document Number 89357915.
8. An easement in favor of Northern Illinois Gas Company, in all platted easement areas, streets, alleys, other public ways and places shown on the plat of Enterprise Centre Subdivision recorded August 4, 1989 as Document Number 89357915, for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving the land as well as other property. No buildings or other structures shall be constructed or erected in any such easement areas, street, alley or other public way or place nor shall any other use be made thereof which will interfere with the easements reserved and granted.

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9. Covenant and Restriction as shown on Plat of Enterprise Centre Subdivision recorded August 4, 1989 as Document 89357915, as follows:

There is hereby imposed upon the area noted and marked "Public Easement for Storm Sewer" a restrictive covenant appurtenant to and running with said land and the Lots on which said notations and markings appear, prohibiting the illegal alteration of any existing contour or grade thereof, the installation, laying or depositing of any improvement or any fill therein also debris and rubbish, so as to interfere with or disturb, block, impede or alter the natural flow or natural retention of water therein. This covenant is for the benefit of and use of the owner of the property described hereon and their legal successors and assigns in title thereto. Easements to be granted to the Village of Westchester. Storm sewer (main sewer) to be maintained by Village. Sanitary sewer (main sewer) to be maintained by Village. No water mains within site to be maintained by Village. No street lighting facilities within site to be maintained by Village. No paved area within site to be maintained by Village. However beneficial owners their successors and assigns guarantee and warrant that all repairs to water mains within site will be initiated within 24 hours of discovery and completed in a reasonable amount of time.

10. Grant of Easement recorded November 20, 1981 as Document Number 26065905 and shown Plat of Easement recorded March 11, 1982 as Document Number 26168966, between Central National Bank of Chicago, as Trustee under Trust Agreement dated November 7, 1979 and known as Trust Number 24100, Grantor and Village of Westchester, Grantee, for a permanent roadway and for a permanent water line; the Grantor does hereby grant, assign and set over to the Grantee the following easements:

Easement for ingress and egress over and across the West 35.00 feet and the South 50.00 feet (except the East 130.00 feet thereof) of the West Quarter of the Northwest Quarter of the Northeast Quarter of Section 30, Township 39 North, Range 12 East of the Third Principal Meridian, except that part dedicated for highway purposes, all in Cook County, Illinois.

A permanent easement for a water main over and across the East 15.00 feet of the West 67.50 feet and the North 15.00 feet of the South 82.50 feet (except the East 130.00 feet thereof) of the West Quarter of the Northwest Quarter of the Northeast Quarter of Section 30, Township 39 North, Range 12 East of the Third Principal Meridian, except that part dedicated for highway purposes in Cook County, Illinois.

(Affects the Westerly portion of the land and other property)

11. Grant of Easement recorded December 17, 1981 as Document 26087773, and shown on Plat of Easement recorded March 11, 1982 as Document Number 26168966, between Central National Bank in Chicago, as Trustee under Trust Agreement dated November 7, 1979 and known as Trust Number 24100, Grantor and Village of Westchester. Grantee

for construction purposes, public utility purposes, for a temporary and permanent water line; the Grantor hereby grants to the Grantee the following as easements over the land.

A permanent easement for ingress and egress over and across the West 35.00 feet and the South 50.00 feet (except the East 130.00 feet thereof) of the West Quarter of the Northwest Quarter of the Northeast Quarter of Section 30, Township 39 North, Range 12 East of the Third Principal Meridian, except that part dedicated for highway purposes, all in Cook County, Illinois.

A permanent easement for a water main and for public utility purposes over and across the East 15.00 feet of the West 67.50 feet and the North 15.00 feet of the South 82.50 feet (except the East 130.00 feet thereof) of the West Quarter of the Northwest Quarter of the Northeast Quarter of Section 30, Township 39 North, Range 12 East of the Third Principal Meridian, except that part dedicated for highway purposes, in Cook County, Illinois.

(Affects the Westerly portion of the land and other property).

12. Grant of Easement recorded March 22, 1982 as Document 26178145 between Central National Bank in Chicago, as Trustee under Trust Agreement dated November 7, 1979 and known as Trust Number 24100, Grantor, and Village of Westchester, a municipal corporation of Illinois. The Commonwealth Edison Company, The Illinois Bell Telephone Company, Northern Illinois Gas Company, Illinois Corporations, Grantees, for public utility purposes; the Grantor hereby grants to the grantees, their respective licensees, successors and assigns, jointly and severally, an easement over the land, to construct, operate, maintain, renew, relocate and remove, from time to time, poles, wires, cables, conduits, manholes, transformers, pedestals, pipes and other facilities used in connection with overhead and underground transmission and distribution of electricity, sounds, signals and gas, together with right of access to the same and the right, from time to time, to trim or remove trees, bushes and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the grant herein given, in, over, under, across, along and upon the surface of the parcel described as follows:

The East 17.50 feet of the West 52.50 feet, and the North 17.50 feet of the South 67.50 feet (except the East 130.00 feet thereof) of the West Quarter of the Northwest Quarter of the Northeast Quarter of Section 30, Township 39 North, Range 12 East of the Third Principal Meridian, except that part dedicated for highway purposes, in Cook County, Illinois.

(Affects the Westerly portion of the land and other property)

13. Agreements relating to the use, relocation and maintenance of easements granted by that reciprocal easement agreement recorded November 20, 1981 as Document 26065906 between Central National Bank in Chicago as Trustee under Trust Agreement dated

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November 7, 1979 known as Trust Number 24100 and Howard Lavaty and Joseph Vadovicky, holders of the power of direction (collectively "Lavaty") and the Village of Westchester, a municipal corporation of Illinois, wherein the grantors wish to grant the Village a permanent water line easement over and across that portion of Lavaty Parcel which is depicted on Exhibit "C", namely the West Quarter of the Northwest Quarter of the Northeast Quarter of Section 30, Township 39 North, Range 12 East of the Third Principal Meridian, (except that part dedicated for highway purposes, and excepting therefrom the following described parcel: the South 85.0 feet of the East 130.0 feet of the West Quarter of the Northwest Quarter of the Northeast Quarter of Section 30, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, for temporary waterline easement for a period of 18 months from date and a roadway easement, described as "Roadway Easement" and retention rights.

(Affects the Westerly portion of the land and other property)

14. Agreements relating to the use, relocation and maintenance of easements granted by that Reciprocal Easement Agreement recorded March 10, 1982 as Document 26167419 between The Catholic Bishop of Chicago a corporation sole of Illinois, and Central National Bank in Chicago, as Trustee under Trust Agreement dated November 7, 1979 known as Trust Number 24100 and Howard Lavaty (collectively "Lavaty") and the Village of Westchester, whereas Lavaty wishes to grant and the Catholic Bishop of Chicago wishes to receive an easement over and across that portion of the Lavaty parcel which is described in said exhibit as the "East Easement Parcel" for private road purposes.

(Affects the Westerly portion of the land and other property)

15. Easement in, upon, under, over and along the land to install and maintain all equipment for the purpose of the land and other property with gas service, together with right of access to said equipment, as created by grant to Northern Illinois Gas Company recorded May 7, 1986 as Document Number 86181041.
16. Declaration and Agreement Regarding Lot Line Adjustment dated _____ and recorded _____ as Document Number _____ by the Mutual Life Insurance Company of New York wherein owner of Lots 1 and 2 in Enterprise Centre Subdivision agrees to adjust the Southernmost East-West lot line of Lot 1, the Northernmost East-West lot line of Lot 2, and relocate parking.
17. A 15 foot public utility easement along the Northerly line of the land as disclosed by plat of survey prepared by Manhard Consulting, Ltd., dated November 11, 1997, Job. No. MNYWE 1824.

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Schedule of Leases

1. Lease dated 15th September 1993 by and between The Mutual Life Insurance Company of New York, as Landlord and Armstrong, McCirr & Bantz, Inc., as Tenant.
2. Lease dated 24th February 1994 by and between The Mutual Life Insurance Company of New York, as Landlord and Judy Tapella, Mary Hosters and Joanne Aikens, jointly and severally, d/b/a Career Conference Center, as Tenant.
3. Lease dated 22nd June 1994 by and between The Mutual Life Insurance Company of New York, as Landlord and Cincinnati Incorporated., as Tenant.
4. First Amendment dated 30th December 1996 by and between The Mutual Life Insurance Company of New York, as Landlord and Cherry Communications, Inc., as Tenant.
Lease dated 4th March 1996 by and between The Mutual Life Insurance Company of New York, as Landlord and Cherry Communications, Inc., as Tenant.
5. Lease dated 20th June 1994 by and between The Mutual Life Insurance Company of New York, as Landlord and Cognitive Rehabilitation Specialists, Ltd., as Tenant.
6. Promissory Note dated 12th April 1996 by and between The Mutual Life Insurance Company of New York, as Landlord and Foto-Comm Corporation, as Tenant.
Lease dated 12th April 1996 by and between The Mutual Life Insurance Company of New York, as Landlord and Foto-Comm Corporation, as Tenant.
7. First Amendment dated 7th August 1995 by and between The Mutual Life Insurance Company of New York, as Landlord and GAB Robins North America, Inc., Inc. as Tenant.
Lease dated 14th April 1994 by and between The Mutual Life Insurance Company of New York, as Landlord and GAB Robins North America, Inc., as Tenant.
8. Supplemental Lease Agreement No. 2 dated 2nd October 1996 by and between Mutual Life Insurance Company of New York, as Landlord and United States of America, Government, as Tenant.
Supplemental Lease Agreement No. 1 dated 6th September 1994 by and between Mutual Life Insurance Company of New York, as Landlord and United States of America, Government, as Tenant.
Lease dated 15th November 1993 by and between Mutual Life Insurance Company of New York, as Landlord and United States of America, Government, as Tenant.

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9. First Amendment dated 11th June 1991 by and between Mutual Life Insurance Company of New York as successor in interest to LaSalle National Bank, as Trustee (Landlord) and Unity Home Health Care, Inc. d/b/a in Illinois as Home Care Plus, as Tenant.

Lease dated 30th November 1989 by and between LaSalle National Bank, as Trustee under Trust a Trust Agreement dated August 1, 1993 and known as Trust No. 106692, (Landlord) and Unity Home Health Care, Inc. d/b/a in Illinois as Home Care Plus, as Tenant.

10. Lease dated 23rd July 1997 by and between The Mutual Life Insurance Company of New York, as Landlord and Higgins & White, Inc., as Tenant.

11. Lease dated 30th June 1997 by and between The Mutual Life Insurance Company of New York, as Landlord and Jupiter Brokerage Services, Inc., as Tenant.

12. Second Amendment dated 22nd March 1997 by and between The Mutual Life Insurance Company of New York, as Landlord and MD Orthotic & Prosthetic Laboratory, Inc., as Tenant.

First Amendment dated 23rd May 1994 by and between The Mutual Life Insurance Company of New York, as Landlord and MD Orthotic & Prosthetic Laboratory, Inc., as Tenant.

Lease dated 1st November 1991 by and between The Mutual Life Insurance Company of New York, as Landlord and MD Orthotic & Prosthetic Laboratory, Inc., as Tenant.

13. First Amendment dated 17th November 1995 by and between The Mutual Life Insurance Company of New York, as Landlord and National Studios, Inc., as Tenant.

Lease dated 2nd March 1993 by and between The Mutual Life Insurance Company of New York, as Landlord and National Studios, Inc., as Tenant.

14. Fifth Amendment dated 2nd November 1997 by and between The Mutual Life Insurance Company of New York, as Landlord and National Restaurant Enterprises, Inc. d/b/a Ameriking, as Tenant.

Commencement Letter for Third and Fourth Amendment dated 15th September 1997 by and between The Mutual Life Insurance Company of New York, as Landlord and National Restaurant Enterprises, Inc. d/b/a Ameriking, as Tenant.

Fourth Amendment dated 22nd July 1997 by and between The Mutual Life Insurance Company of New York, as Landlord and National Restaurant Enterprises, Inc. d/b/a Ameriking, as Tenant.

Third Amendment dated 15th October 1996 by and between The Mutual Life Insurance Company of New York, as Landlord and National Restaurant Enterprises, Inc. d/b/a Ameriking, as Tenant.

Commencement Letter for Second Amendment dated 17th January 1996 by and between The Mutual Life Insurance Company of New York, as Landlord and National Restaurant Enterprises, Inc. d/b/a Ameriking, as Tenant.

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Second Amendment dated 6th December 1995 by and between The Mutual Life Insurance Company of New York, as Landlord and National Restaurant Enterprises, Inc. d/b/a Ameriking, as Tenant.

Commencement Letter for First Amendment dated 8th September 1995 by and between The Mutual Life Insurance Company of New York, as Landlord and National Restaurant Enterprises, Inc. d/b/a Ameriking, as Tenant.

First Amendment dated 17th April 1995 by and between The Mutual Life Insurance Company of New York, as Landlord and National Restaurant Enterprises, Inc. d/b/a Ameriking, as Tenant.

Lease dated 14th November 1994 by and between The Mutual Life Insurance Company of New York, as Landlord and National Restaurant Enterprises, Inc. d/b/a Ameriking, as Tenant.

15. Third Amendment dated 22nd July 1997 by and between The Mutual Life Insurance Company of New York, as Landlord and National Restaurant Enterprises, Inc. d/b/a Ameriking, as Tenant

Second Amendment dated 15th October 1996 by and between The Mutual Life Insurance Company of New York, as Landlord and National Restaurant Enterprises, Inc. d/b/a Ameriking, as Tenant.

First Amendment dated 6th December 1995 by and between The Mutual Life Insurance Company of New York, as Landlord and National Restaurant Enterprises, Inc. d/b/a Ameriking, as Tenant.

Lease dated 17th April 1995 by and between The Mutual Life Insurance Company of New York, as Landlord and National Restaurant Enterprises, Inc. d/b/a Ameriking, as Tenant.

16. Third Amendment dated 22nd July 1997 by and between The Mutual Life Insurance Company of New York, as Landlord and Partners In Design, as Tenant.

Second Amendment dated 29th July 1995 by and between The Mutual Life Insurance Company of New York, as Landlord and Partners In Design, as Tenant.

First Amendment dated 1st July 1994 by and between The Mutual Life Insurance Company of New York, as Landlord and Partners In Design, as Tenant.

Lease dated 15th January 1992 by and between The Mutual Life Insurance Company of New York, as Landlord and Partners In Design, as Tenant.

17. First Amendment dated 30th November 1995 by and between The Mutual Life Insurance Company of New York, as Landlord and Pronet, Inc., as Tenant.

Lease dated 28th September 1994 by and between The Mutual Life Insurance Company of New York, as Landlord and Pronet, Inc., as Tenant.

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18. Second Amendment dated 1st April 1997 by and between The Mutual Life Insurance Company of New York, as Landlord and Suburban Primary Health Care Council, as Tenant

First Amendment dated 30th November 1993 by and between The Mutual Life Insurance Company of New York, as Landlord and Suburban Primary Health Care Council, as Tenant.

Lease dated 8th January 1991 by and between Mutual Life Insurance Company of New York, as Landlord and Suburban Primary Health Care Council, as Tenant.

19. First Amendment dated 27th May 1997 by and between The Mutual Life Insurance Company of New York, as Landlord and Triton Community College District 504, as Tenant.

Lease dated 13th July 1994 by and between The Mutual Life Insurance Company of New York, as Landlord and Triton Community College District 504, as Tenant.

20. First Amendment dated 13th September 1995 by and between The Mutual Life Insurance Company of New York, as Landlord and The Marley Company d/b/a Weil-McLain, as Tenant.

Lease dated 23rd October 1992 by and between The Mutual Life Insurance Company of New York, as Landlord and The Marley Company d/b/a Weil-McLain, as Tenant.

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