

SPECIAL WARRANTY DEED
(Illinois)

76 83662, Dd, 65C

THIS INDENTURE, made this 10 day of December, 1997, between **National-Louis University**, an Illinois not-for-profit corporation, having its principal place of business at 1000 Capitol Drive, Wheeling, Illinois 60090, party of the first part, and **Transwestern Capital Commerce, L.L.C.**, a limited liability company existing under and by virtue of the laws of the

State of Delaware having its principal place of business at c/o Transwestern Investment Company, L.L.C., Three First National Plaza, Suite 4030, Chicago, Illinois 60602, party of the second part, WITNESSETH, that the party of the first part, 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 these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF

Together with the buildings and all other improvements, structures, fixtures, facilities and installations on the property listed in Exhibit A, but excluding trade fixtures and equipment owned by tenants or other third parties, and 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 party of the first part, either in law or in 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, its heirs and assigns forever.

And the party of the first part, for itself, and its heirs and assigns, does covenant, promise and agree, to and with the party of the second part, its heirs 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 subject to the Permitted Exceptions described on Exhibit B attached hereto.

AFTER RECORDING,
MAIL TO:

Laura N. Solon, Esq., Hopkins & Sutter
Three First National Plaza, Suite 4300, Chicago, IL 60602

BOX 333-CTI

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IN WITNESS WHEREOF, said party of the first part has signed to these presents by its Acting President, the day and year first written above.

NATIONAL-LOUIS UNIVERSITY,
an Illinois not-for-profit corporation

By: *Edward Rislager*

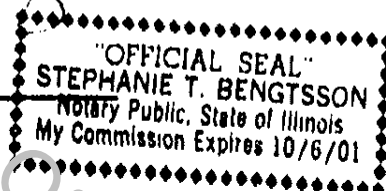
State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY that Edward Rislager, who is personally known to me to be the Acting President of National-Louis University, an Illinois not-for-profit corporation, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as the Acting President of said Corporation, as his free and voluntary act and the free and voluntary act of the Corporation, pursuant to authority granted by the Board of Directors of the Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 10th day of December, 1997.

Stephanie T. Bengtsson
Notary Public

Commission expires: _____



THIS INSTRUMENT WAS PREPARED BY: Dov Pinchot, Esq., Lord, Bissell & Brook
115 S. LaSalle Street, Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:

Exempt under provisions of Chicago, p. B Section 4
Real Estate Transfer Tax Act.

12/10/97
Date

Dov Pinchot, agent for
Burr, Hill & Associates

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

LOTS 2, 3, and 4 IN THE RESUBDIVISION OF LOTS 1 AND 4 IN FREED AND GRAIS SUBDIVISION AND PART OF LOT 1 IN BOWE'S SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2

LOTS 2 AND 3 IN FREED AND GRAIS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- P.I.N. No.: 03-14-406-009-0000
- P.I.N. No.: 03-14-403-010-0000
- P.I.N. No.: 03-14-403-014-0000
- P.I.N. No.: 03-14-403-016-0000
- P.I.N. No.: 03-14-403-015-0000
- P.I.N. No.: 03-14-403-017-0000
- P.I.N. No.: 03-14-403-020-0000
- P.I.N. No.: 03-14-403-023-0000
- P.I.N. No.: 03-14-403-024-0000
- P.I.N. No.: 03-14-403-025-0000
- P.I.N. No.: 03-14-403-026-0000
- P.I.N. No.: 03-14-403-027-0000
- P.I.N. No.: 03-14-403-035-0000
- P.I.N. No.: 03-14-403-036-0000
- P.I.N. No.: 03-14-403-042-0000
- P.I.N. No.: 03-14-403-043-0000
- P.I.N. No.: 03-14-403-044-0000
- P.I.N. No.: 03-14-403-045-0000
- P.I.N. No.: 03-14-403-046-0000

9610-9625, 9710-9725,
9810-9825, 9910-9945

Property Addresses: 5110-5150, 5210-5260, 6210-6250, 6310-6360, Capitol Drive, and additional vacant land in Capitol Commerce Center, Wheeling, Illinois

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PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR 1997 AND SUBSEQUENT YEARS.
2. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DECLARATION OF PROTECTIVE COVENANTS FOR CAPITOL COMMERCE CENTER, WHEELING, ILLINOIS, RECORDED MAY 14, 1997 AS DOCUMENT NO. 97339604 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
3. TERMS, COVENANTS AND RESTRICTIONS CONTAINED IN THAT FIRST AMENDMENT OF PROTECTIVE COVENANTS FOR CAPITOL COMMERCE CENTER, WHEELING, ILLINOIS, DATED AS OF DECEMBER 1, 1997, AND RECORDED AS DOCUMENT NO. _____ 97941660
4. EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND VEHICULAR PARKING FOR THE BENEFIT OF LOT 4 OF PARCEL 1, CREATED BY EASEMENT AGREEMENT DATED APRIL 30, 1997 AND RECORDED MAY 1, 1997 AS DOCUMENT 97307886.
5. EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND VEHICULAR PARKING FOR THE BENEFIT OF LOT 3 OF PARCEL 1, CREATED BY EASEMENT AGREEMENT DATED APRIL 30, 1997 AND RECORDED MAY 1, 1997 AS DOCUMENT 97307886.
6. GRANT OF EASEMENT MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 21, 1985 AND KNOWN AS TRUST NUMBER 109728 AND LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 18, 1987 AND KNOWN AS TRUST NUMBER 112044 TO THE VILLAGE OF WHEELING FOR A PERMANENT EASEMENT, OVER, UNDER, THROUGH AND ACROSS FREED AND GRAIS SUBDIVISION AFORESAID FOR THE PURPOSE OF MAINTAINING, REPAIRING AND REPLACING STORM WATER DRAINAGE LINES AND SANITARY SEWERS AND POTABLE WATER TRANSMISSION LINES AND RELATED EQUIPMENT AND FACILITIES, AS TO WHERE SAME MAY EXIST FROM TIME TO TIME AS DISCLOSED BY THE RESOLUTION NUMBER 87-168 ACCEPTING THE GRANT OF EASEMENT RECORDED OCTOBER 7, 1987 AS DOCUMENT 87545880.
7. BUILDING SET BACK LINES AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED NOVEMBER 14, 1986 AS DOCUMENT 86542281 AND RE-RECORDED JANUARY 5, 1987 AS DOCUMENT 87003341.

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8. REAR YARD LINES AND SIDE YARD LINES AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED NOVEMBER 14, 1986 AS DOCUMENT 86542281 AND RE-RECORDED JANUARY 5, 1987 AS DOCUMENT 87003341.
9. SANITARY SEWERS EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED NOVEMBER 14, 1986 AS DOCUMENT 86542281 AND RE-RECORDED JANUARY 5, 1987 AS DOCUMENT 87003341.
10. WATER MAIN EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED NOVEMBER 14, 1986 AS DOCUMENT 86542281 AND RE-RECORDED JANUARY 5, 1987 AS DOCUMENT 87003341.
11. RESOLUTION ACCEPTING A GRANT OF EASEMENT RECORDED JANUARY 5, 1987 AS DOCUMENT 87003342 TO THE VILLAGE OF WHEELING FOR INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING STORM WATER DRAINAGE AND SANITARY SEWERS AND POTABLE WATER TRANSMISSION LINES AND RELATED EQUIPMENT AND FACILITIES.
12. RIGHTS OF TENANTS, AS TENANTS ONLY, AS LISTED ON THE RENT ROLL DATED DECEMBER 9, 1997.
13. ACTS DONE OR SUFFERED TO BE DONE BY THE PARTY OF THE SECOND PART OR ANY PARTY OR ENTITY ACTING ON BEHALF OF THE PARTY OF THE SECOND PART OR OTHERWISE CLAIMING BY, THROUGH OR UNDER THE PARTY OF THE SECOND PART.
14. THE SOUTHERLY CORNER OF LOT 3 AND LOT 4 OF PARCEL 1 FALL WITHIN AIRPORT HAZARD AREA, AS DEFINED IN THE VILLAGE OF WHEELING ZONING ORDINANCE, AND AS SHOWN ON THE PLAT OF SURVEY MADE BY HAECER AND ASSOCIATES, INC., NUMBER 97-008, DATED OCTOBER 2, 1997.
15. MATTERS DISCLOSED ON SURVEY PREPARED BY HAECER AND ASSOCIATES, INC. DATED AS OF DECEMBER 9, 1997.

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STATEMENT OF 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 title to real estate under the laws of the State of Illinois.

Dated Dec 10, 1997

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me by the said JANE P. BUNCHOT this 10 day of Dec, 1997.

Notary Public [Signature]

OFFICIAL
SHARON L. CLAY
Notary Public,
Commission

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7/01

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 December 10, 1997

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me by the said LAURA SOLO this 10 day of Dec, 1997.

Notary Public [Signature]

OFFICIAL
SHARON L. CLAY
Notary Public, State of Illinois
My Commission Expires 4/3/01

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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