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GEORGE E. COLE
LEGAL FORMS

No. 803
November 1994

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

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97021804

THIS AGREEMENT, made this 7th day of January, 1997, between SKOKIE/DUNDEE LIMITED PARTNERSHIP, a partnership, ~~corporation~~ 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, party of the first part, and COMBINED CENTRE PPF III ASSOCIATES LIMITED LIABILITY COMPANY, a Delaware limited liability company

555 Skokie Blvd. (Name and Address of Grantee) Northbrook, IL party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars and _____ in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of General Partner of said ~~corporation~~, 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 real estate, 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

DEPT-01 RECORDING \$35.00
T#0003 TRAN 1895 01/09/97 15:51:00
#3402 \$ LM # -97-021804
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

970218049703

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 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, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, 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 DEFEND**, subject to: all Permanent Real Estate Number(s): 04-02-402-030; 04-02-412-023; 04-02-424-034 matters of record. Address(es) of real estate: 500, 555, 707 Skokie Boulevard, Northbrook, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

SKOKIE/DUNDEE LIMITED PARTNERSHIP

(Name of Corporation)

By: LaSalle/Northbrook Limited Partnership

By: LaSalle/Northbrook, Inc.

By: Harden T. [Signature] Vice President

Attest: [Signature] Secretary

358

This instrument was prepared by R.K. Hagan, Suite 4322, 200 East Randolph Drive, Chicago, Illinois 606 (Name and Address)

INCOR TITLE INSURANCE

Box 15

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SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

(Name)
 (Address)
 (City, State and Zip)

(Name)
 (Address)
 (City, State and Zip)

OR

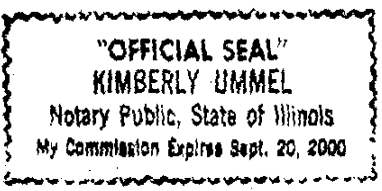
RECORDER'S OFFICE BOX NO. 15

STATE OF ILLINOIS
 COUNTY OF COOK } ss.

I, KIMBERLY UMMEI a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that HARLAN F. STANLEY personally known to me to be the VICE President of LA SALLE/NORTHBROOK, INC a ILLINOIS corporation, and RONALD P. VANDER, personally known to me to be the Secretary of said corporation, 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 VICE President and Secretary, they 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 DIRECTORS of said corporation as their 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 7TH day of JANUARY 1997.

Kimberly Ummei
 Notary Public
 Commission expires SEPT. 20, 2000



Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE \$11,911.50
 STAMP JAN-97
 No. 11422

Eleven Thousand Nine Hundred Eleven & 50/100 only.

Box 9702-804

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 JAN-97 DEPT. OF REVENUE 999.00

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 JAN-97 DEPT. OF REVENUE 999.00

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STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 JAN-97 DEPT. OF REVENUE 999.00

MAIL TO: BOX 15
 TICOR TITLE INSURANCE
 203 N. LaSALLE, STE. 1400
 CHICAGO, IL 60601
 RE: 24079 Kelly
 GEORGE E. COLE
 LEGAL FORMS

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EXHIBIT A - LEGAL DESCRIPTION

Parcel I (500 Skokie Boulevard):

Lot 2 in Lane Park Subdivision in the South East 1/4 of Section 2, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel II (500 Skokie Boulevard):

A Permanent non-exclusive easement for parking purposes as created by easement dated April 19, 1985 and recorded May 17, 1985 as Document 85025180, on, over and across that part of Lot 3 in Lane Park Subdivision in the Southeast 1/4 of Section 2, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, which part of said Lot is bounded and described as follows: Beginning at the Northwestern corner of said Lot 3 and running thence East along the North line of said Lot 3 a distance of 152.04 feet; thence Southwesterly along a line which is perpendicular to the Westerly line of said Lot 3 a distance of 136.06 feet to a point on said Westerly line; thence Northwesterly along said Westerly line a distance of 67.85 feet to the point of beginning.

Parcel III (555 Skokie Boulevard):

Lot 3 in Northwood Edens, a Subdivision of part of Hughes, Brown, Moore Corporation Resubdivision of United Realty Company's Dundee Road Subdivision in the Southeast 1/4 of Section 2, Township 42 North, Range 12 East of the Third Principal Meridian, (except that part of said Lot 3) described as follows:

Beginning at the Southeast corner of said Lot 3; thence Westerly along the center line of vacated Maple Hill Drive, on a curve to the left having a radius of 524.13 feet, a distance of 410.77 feet to a point of tangency; thence continuing along said center line, tangent to the last described curve, taken as being South 66 Degrees, 15 Minutes, 30 Seconds West, for this description, a distance of 22.22 feet to the Northeasterly line of Skokie Boulevard, being the Southwesterly line of said Lot 3, or the Southeasterly extension of said Southwesterly line; thence along said Northeasterly line of Skokie Boulevard, taken as being North 26 Degrees, 07 Minutes, 00 Seconds West, for this description, a distance of 65 feet; thence parallel to and 65 feet Northwesterly of the aforesaid center line of vacated Maple Hill Drive, North 66 Degrees, 15 Minutes, 30 Seconds East, a distance of 29.28 feet to a point of curve; thence concentric with and 65 feet Northerly of said center line, on a curve to the right having a radius of 589.13 feet, a distance of 231.87 feet to a point, said point being 128 feet Southwesterly from, measured at right angles to, the Northeasterly line of said Lot 3; thence parallel to and 128 feet Southwesterly of said Northeasterly line of Lot 3, North 26 Degrees, 06 Minutes, 00 Seconds West, a distance of 49.84 feet; thence at right angles to the last described line, North 63 degrees, 54 Minutes, 00 Seconds East, a distance of 128 feet to a point in the aforesaid Northeasterly line of Lot 3; thence along said Northeasterly line of Lot 3, South 26 Degrees, 06 Minutes, 00

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REAL ESTATE TRANSFER TAX
JAN 1997 DEPT. OF REVENUE
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Seconds East, a distance of 95.40 feet to an angle point; thence continuing along said Northeasterly line, South 26 Degrees 45 Minutes 00 Seconds East, a distance of 129.60 feet to the point of beginning); in Cook County, Illinois.

Parcel IV (555 Skokie Boulevard Frontage Road Portion):

That part of an area commonly known as Frontage Road (also known as Henrici Drive) being that part of Block 11 in Hughes-Brown-Moore Corporation's Resubdivision of United Realty Company's Dundee Road Subdivision in the Southeast 1/4 of Section 2, Township 42 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded June 21, 1927 as Document No. 9692524, described as follows: Beginning at the most Northerly corner of Lot 3 in Northwood Edens, a subdivision in the Southeast 1/4 of Section 2, aforesaid, according to the Plat thereof recorded January 12, 1968 as Document No. 20377823; thence Northeasterly along the Northeasterly extension of the Northwesterly line of said Lot 3, 69.0 feet; thence Southeasterly along a line parallel with the Northeasterly line of said Lot 3, 268.29 feet; thence Southwesterly along a line parallel with the Northwesterly line of said Lot 3, 69.0 feet to an intersection with the Northeasterly line of said Lot 3; thence Northwesterly along the Northeasterly line of said Lot 3, 268.29 feet to the place of beginning, in Cook County, Illinois.

Parcel V (707 Skokie Boulevard):

Lot 1 in 707 consolidated Subdivision, being a resubdivision of part of the Southeast 1/4 of Section 2, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel VI (707 Skokie Boulevard Frontage Road Portion):

That part of the East 1/2 of the Southeast 1/4 of Section 2, Township 42 North, Range 12 East of the Third Principal Meridian, bounded and described as follows:

Beginning at the most Northerly corner of Lot 1 in 707 Consolidated Subdivision, being a resubdivision of part of the Southeast 1/4 of Section 2, aforesaid; thence North 63 Degrees 27 Minutes 13 Seconds East along the Northeasterly extension of the Northwesterly line of said Lot 1, 69.55 feet; thence South 26 Degrees 29 Minutes 35 Seconds East 292.80 feet; thence south 24 Degrees 38 Minutes 13 Seconds East, 94.41 feet; thence South 13 Degrees 24 Minutes 33 Seconds East, 100.37 feet; thence South 05 Degrees 16 Minutes 30 Seconds East, 100.15 feet; thence South 02 Degrees 12 Minutes 33 Seconds East, 82.27 feet to an intersection with an Easterly extension of the South line of said Lot 1; thence North 89 Degrees 19 Minutes 56 Seconds West along said last described line, 63.43 feet to the Southeast corner of said Lot 1; thence North 00 Degrees 49 Minutes 56 Seconds West along the East line of said Lot 1, 195.60 feet to a corner of said Lot 1; thence North 26 Degrees 44 Minutes 37 Seconds West along the Northeasterly line of said Lot 1, 447.95 feet to the place of beginning, in Cook County, Illinois.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JAN 1987	DEPT. OF REVENUE	998.00
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JAN 1987	DEPT. OF REVENUE	998.00
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JAN 1987	DEPT. OF REVENUE	998.00
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MAPPING SYSTEM

Change of Information

Scannable document - read the following rules:

1. Changes must be kept within the space limitations shown...
2. Do Not use punctuation...
3. Print In CAPITAL letters with black pen only...
4. Do Not Xerox form...
5. Allow only one space between names, numbers, and addresses...

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 don't 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 NUMBER:

04 - 02 - 402 - 030 - 0000

NAME/TRUST#:

HAMILTON PARTNERS

MAILING ADDRESS:

300 PARK BOULEVARD

CITY:

ITASCA

STATE:

IL

ZIP CODE:

60143 - 2682

PROPERTY ADDRESS:

500 SKOKIE BLVD

CITY:

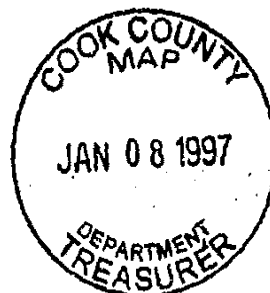
NORTHBROOK

STATE:

IL

ZIP CODE:

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- Property Index numbers (PIN#) must be included on every form...

PIN NUMBER:

04 - 02 - 412 - 023 - 0000

NAME/TRUST#:

HAMILTON PARTNERS

MAILING ADDRESS:

300 PARK BOULEVARD

CITY:

ITASCANA

STATE:

IL

ZIP CODE:

60143 - 2682

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SPECIAL NOTE:

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2. Do Not use punctuations...
3. Print in CAPITAL letters with black pen only...
4. Do Not Xerox form...
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- If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number...
- If you don't 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 NUMBER: 04 - 02 - 424 - 034 - 0000

NAME/TRUST#: HAMILTON PARTNERS

MAILING ADDRESS: 300 PARK BOULEVARD

CITY: ITASCA STATE: IL

ZIP CODE: 60143 - 2682

PROPERTY ADDRESS: 555 SKOKIE BLVD

CITY: NORTHBROOK STATE: IL

ZIP CODE: -



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