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Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)

98259870

385 @
Kawatz DJ (CR)
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DEPT-01 RECORDING \$25.00
T#0009 TRAN 1994 04/02/98 11:00:00
#3105 + RC #-98-259870
COOK COUNTY RECORDER

THE GRANTOR Vision Academy, L.L.C. a company 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Managers of said company, CONVEY(S) and WARRANT(S) to Architectural Properties, L.L.C., an Illinois (GRANTEE'S ADDRESS) 615 Academy Drive, Northbrook, Illinois 60062 Limited Liability Company

of the county of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Permanent Real Estate Index Number(s): 04-05-400-015-0000
Address(es) of Real Estate: 601-619 Academy Drive, Northbrook, Illinois 60062

In Witness Whereof, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to these presents by its Member, and attested by its Member this 21st day of March, 1998.

By [Signature]
Bruce Teitelbaum

Vision Academy, L.L.C.

By [Signature]
Len Blackman
Member

By [Signature]
Bruce Hecktman

Attest

[Signature]
Kenneth Andre
Member

By [Signature]
Jeff Topp

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BOX 333-CTI

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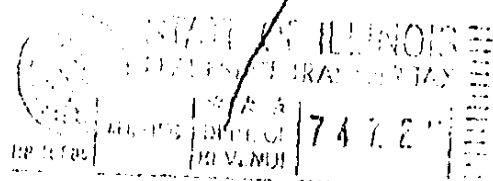
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Len Blackman personally known to me to be the Member of the Vision Academy, L.L.C. and Kenneth Andre personally known to me to be the Member of said company, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Member and Member they signed and delivered the said instrument and caused the company seal of said company to be affixed thereto, pursuant to authority given by the Board of Managers of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of March 19 98



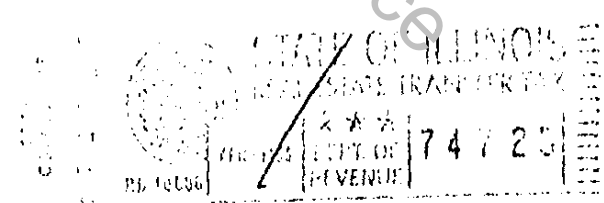
Richard Dubinea (Notary Public)



Prepared By: Michael J. Krawitz & Associates, Ltd.
55 West Monroe Street, Suite 3950
Chicago, Illinois 60603

Mail To:
Mark Unterberger
30 N. LaSalle St., Suite 2040
Chicago, Illinois 60602
Name & Address of Taxpayer:
Architectural Properties, L.L.C.
615 Academy Drive
Northbrook, Illinois 60062

98259870



COOK County
REAL ESTATE TRANSFER TAX
REVENUE
STAMP APR 1998
14725

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Property of Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION:

LOT 6 IN RESUBDIVISION OF PART OF LOT 4 IN BLOCK 3 IN THE FIRST RESUBDIVISION OF SKY HARBOR INDUSTRIAL PARK UNIT 1 IN THE SOUTH ½ OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 04-05-100-015-0000

COMMONLY KNOWN AS: 601-619 ACADEMY DRIVE, NORTHBROOK, IL 60062

SUBJECT TO:

ST 11/13/14

~~Covenants, conditions and restriction of record, to the extent that any such covenants, conditions and restrictions of record do not inhibit the present use of the real estate, and cannot cause a forfeiture or reversion;~~ lease with Amoam International, Inc.; Lease with Northbrook Occupational Medicine Center, S.C.; Lease with Medopsys, L.P.; Lease with Fidelity Mortgage Services; Lease with Institutional Specialties, Inc.; Lease with Rosman Adjustment Corp.; ~~Public and utility easements and roads and highways, if any;~~ General real estate taxes for the year 1997 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1998; Lease made by Robert B. Fridstein to Northbrook Occupational Medicine Centre, S.C., dated October 24, 1996, a memorandum thereof which was recorded November 26, 1996, as Document 96901001; Assignment of Lease (Lessee's Interest) with Lessor's consent and waiver made by and between the Money Store Investment Corporation and Northbrook Occupational Medical Centre, S.C., recorded November 26, 1996, as Document 96901002; Declaration of Covenants, recorded August 7, 1973, as Document 22005074, and amended by document 22079310; Easement in favor of the Commonwealth Edison Company and the Illinois Bell Telephone Company, its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Plat recorded/filed as Document 22134317 and 22377699, affecting the north 10 feet, the east 10 feet and the west 5 feet of the land; Easement in favor of Northern Illinois Gas Company its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Plat recorded/filed as Document 22134317 and 22377699, affecting the north 10 feet, the east 10 feet and the West 5 of the land; Easements for water main as shown on Plat of Subdivision over the west 5 feet of the land; Easements for drainage and public utilities as shown on Plat of Subdivision over the north 10 feet and the east 10 feet of the land; a building line over the westerly 30 feet of the land, as shown on a Plat of Subdivision; Covenant prohibiting use of the land as an indoor or outdoor commercial tennis playing facility, so long as Lot 2 in Block 4 of Sky Harbor Industrial Park, Unit 1, shall be used for such purpose contained in Deed recorded October 9, 1973, as Document 22506406, and contained in Deeds 22516164; Electric Facilities Agreement with the Commonwealth Edison Company, recorded November 23, 1977, as Document 24207736

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