



Doc#: 0730222118 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/29/2007 03:58 PM Pg: 1 of 8

THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING THIS INSTRUMENT  
SHOULD BE RETURNED TO:

JEFFREY P. GRAY  
WILDMAN, HARROLD, ALLEN & DIXON  
225 WEST WACKER DRIVE  
SUITE 2800  
CHICAGO, ILLINOIS 60606

SUBSEQUENT TAX BILLS TO BE SENT TO:

1410 WAUKEGAN CENTER LLC  
2222 NORTH ELSTON AVENUE  
SUITE 201  
CHICAGO, ILLINOIS 60614

## SPECIAL WARRANTY DEED

THIS INDENTURE, made as of October 29, 2007, from 1410 WAUKEGAN LLC, a limited liability 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 (party of the first part), to 1410 WAUKEGAN CENTER LLC, an Illinois limited liability company authorized to transact business in Illinois, whose address is 2222 North Elston Avenue, Suite 201, Chicago, IL 60614 (party of the second part), WITNESSETH, that party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, by party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of party of the first part, either in law or equity of, in and to the above described premises, with the hereditament and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto party of the second part, and to its successors and assigns in Fee Simple forever.

And party of the first part, for itself, and its successors, does covenant, promise and agree to and with party of the second part, and to its successors and assigns that it has not done or suffered to be done, anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under party of the first part, subject only to

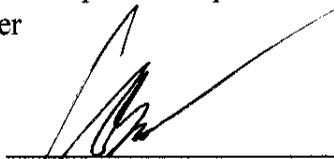
# UNOFFICIAL COPY

all covenants, restrictions, easements, reservations and other exceptions set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, the day and year first above written.

1410 WAUKEGAN LLC

By: Baker Development Corporation  
Its: Manager


By:   
Warren H. Baker, President

STATE OF ILLINOIS

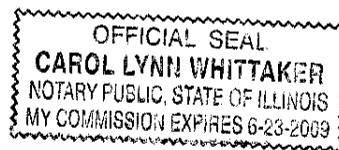
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Warren H. Baker personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager of Baker Development Corporation, being the authorized signatory of 1410 Waukegan LLC, an Illinois limited liability company, appeared before me and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said companies, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 29<sup>th</sup> day of October, 2007.

  
Notary Public

My Commission Expires: 6-23-2009



**UNOFFICIAL COPY****EXHIBIT A****LEGAL DESCRIPTION OF THE RETAIL SHOPPING CENTER PARCEL****PARCEL 1:**

LOT 1 IN MARYHAVEN UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 17, 1967 AS DOCUMENT NO. 18856223, TOGETHER WITH LOT 1 IN MICHAEL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1998 AS DOCUMENT 88429165, TOGETHER WITH THE WEST 75 FEET OF THE EAST 295 FEET OF LOTS 7 AND 8 (EXCEPT THEREFROM THE SOUTH 50 FEET OF SAID LOT 8) LYING SOUTH OF THE LINE 308.12 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 26, IN WILLIAM REED'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AUGUST 16, 1886 AS DOCUMENT NO. 744546, ALL TAKEN AS A TRACT, (EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 IN MICHAEL'S SUBDIVISION) THENCE NORTH 89 DEGREES 34 MINUTES 42 SECONDS WEST (ON AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 230.01 FEET TO A LINE 295 FEET WEST OF THE EAST LINE OF LOT 8 IN WILLIAM REED'S SUBDIVISION; THENCE NORTH 00 DEGREES 45 MINUTES 59 SECONDS EAST ALONG SAID WEST LINE, 44.62 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 42 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF LOT 1, IN MICHAEL'S SUBDIVISION, 125.33 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 18 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, 130.08 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 42 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, 120.46 FEET TO THE EAST LINE OF LOT 1 IN MARYHAVEN UNIT NO. 2; THENCE SOUTH 00 DEGREES 45 MINUTES 59 SECONDS WEST ALONG SAID EAST LINE, 161.50 FEET TO AN ANGLE POINT ON THE EAST SIDE OF LOT 1 IN MICHAEL'S SUBDIVISION; THENCE SOUTH 49 DEGREES 12 MINUTES 33 SECONDS WEST 20.04 FEET TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 WAS CREATED BY STORM WATER EASEMENT AGREEMENT DATED JUNE 21, 2007 AND RECORDED JUNE 29, 2007 AS DOCUMENT 0718042006 FROM RESURRECTION SENIOR SERVICES, AN ILLINOIS NOT FOR PROFIT CORPORATION TO 1410 WAUKEGAN LLC, AN ILLINOIS LIMITED LIABILITY COMPANY FOR THE PURPOSE OF DRAINING AND CONVEYING STORM WATER OVER THE FOLLOWING DESCRIBED LAND:

ALL THAT PART OF LOTS 7 AND 8 (EXCEPT THE EAST 295 FEET OF SAID LOTS AND EXCEPT THE SOUTH 50 FEET OF SAID LOT 8), OF WILLIAM REED'S SUBDIVISION OF PART OF THE SOUTH HALF OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 16, 1886 AS DOCUMENT NO. 744546,

TOGETHER WITH

LOT 1 IN MARYHAVEN SUBDIVISION OF PART OF THE WEST 31.68 ACRES OF LOTS 7 AND 8 LYING EASTERLY OF THE CENTER LINE OF THE WEST FORK OF THE NORTH BRANCH OF THE CHICAGO RIVER ALL IN WILLIAM REED'S SUBDIVISION OF PART OF THE SOUTH HALF OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 28, 1958 AS DOCUMENT NO. 17167350

BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF A LINE BEING 50.00 FEET NORTH OF (AS MEASURED PERPENDICULAR THERETO) AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26 WITH

**UNOFFICIAL COPY****EXHIBIT A****LEGAL DESCRIPTION OF THE RETAIL SHOPPING CENTER PARCEL -****Page 2**

THE WEST LINE OF THE EAST 295.00 FEET OF SAID LOTS 7 AND 8; THENCE NORTH 00 DEGREES 45 MINUTES 59 SECONDS EAST ALONG SAID LAST DESCRIBED WEST LINE, 85.42 FEET TO A POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION; THENCE NORTH 89 DEGREES 14 MINUTES 01 SECONDS WEST, 87.76 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 59 SECONDS EAST, 113.92 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 01 SECONDS WEST, 17.30 FEET; THENCE NORTH 17 DEGREES 47 MINUTES 00 SECONDS WEST, 46.75 FEET; THENCE NORTH 89 DEGREES 21 MINUTES 24 SECONDS WEST, 423.07 FEET; THENCE SOUTH 87 DEGREES 53 MINUTES 55 SECONDS WEST, 242.46 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 1 IN MARYHAVEN SUBDIVISION; THENCE NORTH 11 DEGREES 14 MINUTES 05 SECONDS WEST ALONG SAID LAST DESCRIBED WEST LINE, 10.13 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 55 SECONDS EAST, 244.30 FEET; THENCE SOUTH 29 DEGREES 21 MINUTES 24 SECONDS EAST 543.27 FEET TO AN INTERSECTION WITH THE AFORESAID WEST LINE OF THE EAST 295.00 FEET OF LOTS 7 AND 8; THENCE SOUTH 00 DEGREES 45 MINUTES 59 SECONDS WEST, 168.50 FEET ALONG SAID LAST DESCRIBED WEST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

AN EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY INGRESS/EGRESS AND SIGNAGE EASEMENT AGREEMENT DATED JUNE 21, 2007 AND RECORDED JUNE 29, 2007 AS DOCUMENT 07108042007 FROM RESURRECTION SENIOR SERVICES, AN ILLINOIS NOT FOR PROFIT CORPORATION TO 1410 WAUKEGAN LLC, AN ILLINOIS LIMITED LIABILITY COMPANY FOR THE PURPOSE OF INSTALLING AND MAINTAINING A MONUMENT SIGN OVER THE FOLLOWING DESCRIBED LAND:

ALL THAT PART OF LOTS 7 AND 8 (EXCEPT THE EAST 295 FEET OF SAID LOTS AND EXCEPT THE SOUTH 50 FEET OF SAID LOT 8), OF WILLIAM REED'S SUBDIVISION OF PART OF THE SOUTH HALF OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 16, 1886 AS DOCUMENT NUMBER 744546, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE BEING 50.00 FEET NORTH OF (AS MEASURED PERPENDICULAR THERETO) AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26 WITH THE WEST LINE OF THE EAST 295.00 FEET OF SAID LOTS; THENCE NORTH 49 DEGREES 34 MINUTES 42 SECONDS WEST ALONG SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 26, A DISTANCE OF 70.18 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 18 SECONDS EAST, 15.00 FEET TO AN INTERSECTION WITH A LINE BEING 65.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 34 MINUTES 42 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 70.27 FEET TO AN INTERSECTION WITH THE AFORESAID WEST LINE OF THE EAST 295.00 FEET OF LOTS 7 AND 8; THENCE SOUTH 00 DEGREES 45 MINUTES 59 SECONDS WEST ALONG SAID LAST DESCRIBED WEST LINE, 15.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY INGRESS/EGRESS AND SIGNAGE EASEMENT AGREEMENT DATED JUNE 21, 2007 AND RECORDED JUNE 29, 2007 AS DOCUMENT 0718042007 FROM RESURRECTION SENIOR SERVICES, AN ILLINOIS NOT FOR PROFIT CORPORATION TO 1410 WAUKEGAN LLC, AN ILLINOIS LIMITED LIABILITY COMPANY FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

ALL THAT PART OF LOTS 7 AND 8 (EXCEPT THE EAST 295 FEET OF SAID LOTS AND EXCEPT THE SOUTH 50 FEET OF SAID LOT 8), OF WILLIAM REED'S SUBDIVISION OF PART OF THE SOUTH HALF OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL

**UNOFFICIAL COPY****EXHIBIT A****LEGAL DESCRIPTION OF THE RETAIL SHOPPING CENTER PARCEL -****Page 3**

MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 16, 1886 AS DOCUMENT NUMBER 744546, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF A LINE BEING 50.00 FEET NORTH OF (AS MEASURED PERPENDICULAR THERETO) AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26 WITH THE WEST LINE OF THE EAST 295.00 FEET OF SAID LOTS; THENCE NORTH 89 DEGREES 34 MINUTES 42 SECONDS WEST ALONG SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 26, A DISTANCE OF 80.18 FEET TO A POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION; THENCE NORTH 89 DEGREES 34 MINUTES 42 SECONDS WEST CONTINUING ALONG SAID LAST DESCRIBED PARALLEL LINE, 25.25 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 18 SECONDS EAST, 57.00 FEET TO AN INTERSECTION WITH A LINE BEING 107.00 NORTH OF (AS MEASURED PERPENDICULAR THERETO) AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 34 MINUTES 42 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 105.77 FEET TO AN INTERSECTION WITH THE AFORESAID WEST LINE OF THE EAST 295.00 FEET OF LOTS 7 AND 8; THENCE SOUTH 00 DEGREES 45 MINUTES 59 SECONDS WEST ALONG SAID LAST DESCRIBED WEST LINE, 25.20 FEET TO AN INTERSECTION WITH A LINE BEING 81.75 FEET NORTH OF (AS MEASURED PERPENDICULAR THERETO) AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26; THENCE NORTH 89 DEGREES 34 MINUTES 42 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 80.37 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 18 SECONDS WEST, 31.75 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1410 Waukegan Road, Glenview, IL 60025

Permanent Index Nos.: 04-26-400-042-0000 (affects part and other property)  
 04-26-400-077-0000 (affects part and other property)  
 04-26-400-032-0000 (affects part and other property)

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## EXHIBIT B

### PERMITTED TITLE EXCEPTIONS

1. Real Estate Taxes for 2006 and subsequent years.
2. Mortgage to Lakeside Bank recorded July 20, 2005 as Document 0520102251 and Modifications of Mortgage recorded March 14, 2007 and June 29, 2007 as Documents 0707318050 and 0718042010.
3. Assignment of Leases and Rents to Lakeside Bank recorded July 20, 2005 as Document 0520102522.
4. Mortgage to Lakeside Bank recorded May 4, 2007 as Document No. 0712441115 and Modification of Mortgage recorded June 29, 2007 as Document No. 0718042010.
5. Existing unrecorded leases.
6. Terms, provisions and conditions relating to the easements described as Parcels 2, 3 and 4 contained in the instruments creating said easements and rights of adjoining owners to the concurrent use of said easements.
7. Rights of the United States of America, the State of Illinois, the Sanitary District of Chicago, the Municipality and the Public in and to that part of the land lying within the north branch of the Chicago River and the rights of other owners bordering on the river in respect to the water of said river.
8. Encroachment of asphalt onto the property east and adjoining as shown on Plat of Survey prepared by TFW Surveying Order No. 071903, dated August 29, 2007.
9. Encroachment of the fence by approximately 0.09 to 0.63 feet onto the property north and adjoining as shown on Plat of Survey prepared by TFW Surveying Order No. 071903, dated August 29, 2007.
10. Sanitary sewer lines, storm sewer lines as disclosed by on Plat of Survey prepared by TFW Surveying Order No. 071903, dated August 29, 2007.
11. Terms and provisions contained in Restrictive Covenant Agreement recorded on June 29, 2007 as Document No. 0718042008.
12. Easement in favor of Public Service Corporation of Illinois recorded August 12, 1912 as Document No. 5023792.

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13. Easement for ingress and egress and public utilities recorded July 17, 1963 as Document 18856223 and contained in Document 18838309.
14. Grant in favor of Commonwealth Edison Company and Illinois Bell Telephone Company recorded February 26, 1962 as Document 18410658.
15. Easement in favor of Commonwealth Edison and the Illinois Bell Telephone Company recorded June 8, 1961 as Document 18182821.
16. Easement in favor of Commonwealth Edison and the Illinois Bell Telephone Company recorded as Document No. 16944472.

Property of Cook County Clerk's Office

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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 of Assignment of Beneficial Interest in 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 10/29, 2007

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me

By the said agent  
This 29 day of October, 2007.  
Notary Public [Signature]



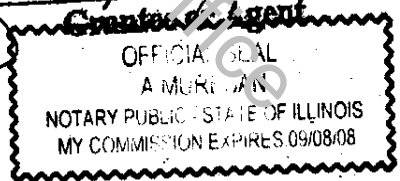
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date 10/29, 2007

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me

By the said agent  
This 29 day of October, 2007.  
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of 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.)