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Doc#: 0800360013 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/03/2008 11:56 AM Pg: 1 of 6

Unit #03310 Case# 11080277AA (CN. 10/3)

Property of Cook County

-----Reserved for Recording Data-----

This instrument was prepared by:

Craig M. Gertz, Esq.
Daspin & Aument, LLP
227 West Monroe Street, Suite 3500
Chicago, Illinois 60606

After recording, return to:

Unit 201 at Village Center LLC
12357 West Mackinac Road
Homer Glen, Illinois 60491

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, as of December 14, 2007, **OPUS REAL ESTATE IL VII BURR RIDGE, L.L.C.**, a Delaware limited liability company ("**Grantor**"), whose address is 10350 Bren Road West, Minnetonka, Minnesota 55343, hereby grants, bargains, and sells unto **UNIT 201 AT VILLAGE CENTER LLC**, an Illinois limited liability company ("**Grantee**"), whose address is 12357 West Mackinac Road, Homer Glen, Illinois 60491, that certain real property located in Cook County, State of Illinois, which is legally described on Exhibit A attached hereto and made a part hereof (the "**Property**"), to have and to hold the Property aforesaid, with all and singular the hereditaments, rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto said Grantee, and unto its successors and assigns forever; said Grantor hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the attached described property, the rights and easements appurtenant to the attached Property, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants encumbering the Property, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. Grantor hereby covenanting that the said Property is free and clear from any encumbrance done or suffered by Grantor, and that Grantor will warrant and defend the title to said Property unto said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under Grantor but none other, except for the encumbrances set forth in Exhibit B attached hereto and made a part hereof.

hC

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In witness whereof, Grantor has caused its name to be signed to these presents the day and year first above written.

GRANTOR:

OPUS REAL ESTATE IL VII BURR RIDGE L.L.C.,
a Delaware limited liability company

By: *Daniel G. Quenen*
Name: **Daniel G. Quenen**
Its: **Vice President, ~~Opus Real Estate IL VII Burr Ridge L.L.C.~~**

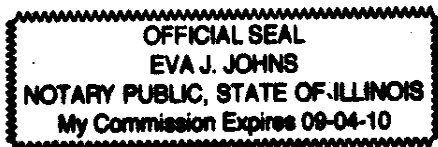
STATE OF Illinois)
COUNTY OF Cook) SS.

On this 19 day of December, 2007, before me personally appeared *Daniel G. Quenen* known to me to be the *Vice President* of Opus Real Estate IL VII Burr Ridge, L.L.C. a Delaware limited liability company, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and as the free act and deed of the limited liability company.

In testimony whereof I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year last above written.

Eva J. Johns
Printed Name: Eva J. Johns
Notary Public
My Commission Expires: 9-4-10

Tax statements should be sent to:
Unit 201 at Village Center LLC
12357 West Mackinac Road
Homer Glen, Illinois 60491



STATE TAX

STATE OF ILLINOIS

JAN.-3.08

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

000024352

REAL ESTATE TRANSFER TAX
0107050
FP 103037

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JAN.-3.08

REVENUE STAMP

000036626

REAL ESTATE TRANSFER TAX
0053525
FP 103042

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EXHIBIT A

Legal Description

PARCEL 1:

UNIT 201 IN 570 VILLAGE CENTER DRIVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 2-2 IN FINAL PLAT OF SUBDIVISION FOR BURR RIDGE VILLAGE CENTER RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST ½ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0135415113 TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS FOR ACCESS IN FAVOR OF PARCEL 1 AS SET FORTH IN THE AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BURR RIDGE VILLAGE CENTER RECORDED NOVEMBER 30, 2007 AS DOCUMENT NUMBER 0733403124.

P.I.N. 18-30-300-031 (AFFECTS ADDITIONAL PROPERTY)

COMMONLY KNOWN AS:

570 VILLAGE CENTER DRIVE
UNIT 201
BURR RIDGE, ILLINOIS 60527

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EXHIBIT B

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. THE ILLINOIS CONDOMINIUM PROPERTY ACT, AND ALL BUILDING AND ZONING LAWS, ORDINANCES, STATE AND FEDERAL REGULATIONS.
3. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR BURR RIDGE PARK, DATED OCTOBER 24, 1983 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 3, 1980 KNOWN AS TRUST NUMBER 48739 AND EMRO LAND COMPANY RECORDED JANUARY 3, 1984 AS DOCUMENT NUMBER 26915063, AS MODIFIED FROM TIME TO TIME.

NOTE: FIRST AMENDMENT RECORDED MARCH 19, 1985 AS DOCUMENT NO. 27479281 AND SECOND AMENDMENT RECORDED NOVEMBER 22, 1988 AS DOCUMENT NO. 88-538724.

4. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR BURR RIDGE PARK OWNERS' ASSOCIATION DATED OCTOBER 24, 1983 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 3, 1980 KNOWN AS TRUST NUMBER 48739 AND EMRO LAND COMPANY RECORDED APRIL 12, 1984 AS DOCUMENT NUMBER 27042757, AS MODIFIED FROM TIME TO TIME, CONCERNING, AMONG OTHER MATTERS, MEMBERSHIP IN AND ORGANIZATION OF BURR PARK OWNERS' ASSOCIATION, ASSESSMENTS AND LIENS THEREFORE, AND COMMUNITY AREA.

NOTE: AMENDMENTS RECORDED MARCH 19, 1985 AS DOCUMENT NUMBER 27479286, JULY 7, 1988 AS DOCUMENT NUMBER 88301597, NOVEMBER 22, 1988 AS DOCUMENT NUMBER 88-538723, FEBRUARY 14, 1990 AS DOCUMENT NUMBER 90-073172, MARCH 26, 1993 AS DOCUMENT NUMBER 930-224621, AND OCTOBER 25, 2000 AS DOCUMENT NUMBER 00-839539.

5. AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS, AND SIGNAGE DATED AUGUST 15, 2006 AND RECORDED SEPTEMBER 20, 2006 AS DOCUMENT NUMBER 0626331049, WHICH RESTATES AND SUPERCEDES THE DECLARATION RECORDED AS DOCUMENT NUMBER 00-839-540, BETWEEN OPUS REAL ESTATE IL VII BURR RIDGE, L.L.C. AND LTF USA REAL ESTATE COMPANY, LLC, CONCERNING, AMONG OTHER MATTERS, CROSS EASEMENTS WITH THE PROPERTY TO THE WEST ("LTF PARCEL") INCLUDING EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH PART OF LOT 2, AND USE.

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6. DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF BURR RIDGE AND OPUS NORTH CORPORATION DATED APRIL 29, 2005 AND RECORDED MAY 31, 2005 AS DOCUMENT NUMBER 0515103100, AS MODIFIED BY FIRST AMENDMENT RECORDED AS DOCUMENT NUMBER 0621510090, ASSIGNMENT RECORDED AUGUST 16, 2006 AS DOCUMENT NUMBER 0622832088, AND AMENDMENT RECORDED SEPTEMBER 20, 2006 AS DOCUMENT NUMBER 0626331045.
7. INCREMENTAL SALES TAX REBATE AGREEMENT BETWEEN THE VILLAGE OF BURR RIDGE AND OPUS NORTH CORPORATION DATED APRIL 29, 2005 AND RECORDED MAY 31, 2005 AS DOCUMENT NUMBER 0515103099, AS MODIFIED BY AMENDMENTS RECORDED AUGUST 16, 2006 AS DOCUMENT NUMBER 0622832089 AND SEPTEMBER 20, 2006 AS DOCUMENT NUMBER 0626331046.
8. DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BURR RIDGE VILLAGE CENTER DATED AUGUST 28, 2006 AND RECORDED OCTOBER 4, 2006 AS DOCUMENT NUMBER 0627734129 BY OPUS REAL ESTATE II - VII BURR RIDGE, L.L.C., AS AMENDED AND RESTATED BY DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BURR RIDGE VILLAGE CENTER RECORDED NOVEMBER 30, 2007 AS DOCUMENT NUMBER 0733403124, CONCERNING, AMONG OTHER MATTERS, EASEMENTS FOR ACCESS AND PARKING, STORM WATER DRAINAGE, UTILITIES, SIGNS, SUPPORT, USE, AND RESPONSIBILITY FOR COMMON AREA MAINTENANCE EXPENSES AND LIENS THEREFORE.
9. THE DECLARATION OF CONDOMINIUM OWNERSHIP, AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 570 VILLAGE CENTER DRIVE CONDOMINIUM ASSOCIATION RECORDED DECEMBER 20, 2007 AS DOCUMENT NO. 0735415113 (THE "DECLARATION").
10. THE AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 30, 2007 AS DOCUMENT NO. 0733403124.
11. ACTS DONE OR SUFFERED BY GRANTEE OR ANYONE CLAIMING BY, THROUGH OR UNDER GRANTEE.
12. LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION) OR GRANTEE.