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Doc#: 0800706019 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/07/2008 03:37 PM Pg: 1 of 6

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

2084
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:

Jerate, LLC
7020 County Line Road
Burr Ridge, Illinois 60527

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, as of ^{January 4th} ~~December~~ __, 200__, **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 **JERATE, LLC, a Nevada limited liability company ("Grantee")**, whose address is 7020 County Line Road, Burr Ridge, Illinois 60527, 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.

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EXHIBIT A

Legal Description

PARCEL 1:

UNIT 250 IN 760 VILLAGE CENTER DRIVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 4-1 AND 4-2 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 0800706018 TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS FOR ACCESS IN FAVOR OF PARCEL 1 AS SET FOR 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. 18-30-300-033 [AFFECTS ADDITIONAL PROPERTY]

COMMONLY KNOWN AS:

760 VILLAGE CENTER DRIVE
UNIT 250
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. ALL RIGHTS, EASEMENTS, AGREEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS OF RECORD WITHOUT EFFECTIVE FORFEITURE PROVISIONS, INCLUDING BUT NOT LIMITED TO UTILITY, DRAINAGE AND CONSERVATION EASEMENTS.
4. 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.

5. 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.

6. 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

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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.

7. 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.
8. 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.
9. EASEMENT FOR UTILITY PURPOSES CREATED BY GRANT RECORDED AS DOCUMENT NUMBER 26915064. (AFFECTS THE EASTERLY 20 FEET OF LOT 4-1).
10. EASEMENT FOR PUBLIC UTILITIES, SEWER, AND WATER CREATED BY GRANT RECORDED AS DOCUMENT NUMBER 26915065, AND AMENDMENT RECORDED MARCH 19, 1985 AS DOCUMENT NUMBER 27479282. (AFFECTS THE EASTERLY 20 FEET OF LOT 4-1)
11. EASEMENT FOR INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES AND TO FLOW, CONCENTRATE AND DISCHARGE STORM AND SURFACE WATER CREATED BY GRANT RECORDED JUNE 22, 2001 AS DOCUMENT NUMBER 0010548968 AND THE TERMS THEREOF.
12. EASEMENT FOR SIDEWALK AND LANDSCAPE AS SET FORTH IN THE FINAL PLAT OF SUBDIVISION FOR THE BURR RIDGE VILAGE CENTER PLANNED UNIT DEVELOPMENT RECORDED OCTOBER 2, 2006 AS DOCUMENT NUMBER 0627510200 OVER THE EASTERLY 20 FEET OF LOT 4-1, AND EASEMENT FOR PUBLIC UTILITIES OVER THE WET LINE OF LOT 4-1.
13. 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 IL 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

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THEREFORE.

14. THE DECLARATION OF CONDOMINIUM OWNERSHIP, AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 670 VILLAGE CENTER DRIVE CONDOMINIUM ASSOCIATION RECORDED ~~DECEMBER 7~~, 2007 AS DOCUMENT NO. 0800706018 (THE "DECLARATION"). ~~JANUARY~~
15. EASEMENT FOR UTILITY PURPOSES IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY CREATED BY GRANT FROM OPUS REAL ESTATE IL VII BURR RIDGE, L.L.C., DATED NOVEMBER 30, 2007 AND RECORDED DECEMBER 18, 2007 AS DOCUMENT NUMBER 0735239135
15. ACTS DONE OR SUFFERED BY GRANTEE OR ANYONE CLAIMING BY, THROUGH OR UNDER GRANTEE.
16. LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION) OR GRANTEE.

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