



Doc#: 0808742021 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 03/27/2008 08:40 AM Pg: 1 of 6

-----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

1062  
84314596  
28005089

**After recording, return to:**  
Mr. and Mrs. Christopher Zapka  
450 Burr Ridge Village Center, Unit 210  
Burr Ridge, IL 60527

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION, as of March <sup>14</sup> 2008, **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 **CHRISTOPHER P. ZAPKA and JUDY P. ZAPKA, husband and wife, as Tenants by the Entirety** ("Grantee"), whose address is 232 Somerset Rd, Willowbrook, IL 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.

19-333-071  
BOX 333-071

6kg



# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description

#### PARCEL 1:

UNIT 210 PARKING SPACE P-66 STORAGE SPACE S-18 IN 450 VILLAGE CENTER DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1-2 IN THE FINAL PLAT OF SUBDIVISION FOR BURR RIDGE VILLAGE CENTER RESUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 14, 2008 AS DOCUMENT 0804533191, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 4, 2006 AS DOCUMENT 0627734129 AND AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 30, 2007 AS DOCUMENT 0733403124 FOR ACCESS, PARKING, STORM WATER DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND COMMUNICATION, VERTICAL UTILITIES, MAINTENANCE, ADJACENT BUILDING CONSTRUCTION, ENCROACHMENT, AND STRUCTURAL SUPPORT OVER, UPON AND UNDER THE COMMON AREAS OF LOTS 1 THROUGH 8 AND OUTLOTS A AND B IN BURR RIDGE VILLAGE CENTER SUBDIVISION.

P.I.N. 13-30-300-028-0000 (AFFECTS ADDITIONAL PROPERTY)

#### COMMONLY KNOWN AS:

450 VILLAGE CENTER DRIVE  
UNIT 210, P-66, S-18  
BURR RIDGE, ILLINOIS 60527

# UNOFFICIAL COPY

## 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 MADE BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 3, 1980 KNOWN AS TRUST NUMBER 48739 (DECLARANT) AND EMRO LAND COMPANY, A DELAWARE CORPORATION (DEVELOPER) RECORDED JANUARY 3, 1984 AS DOCUMENT 26915063 AND AMENDMENTS RECORDED AS DOCUMENT 27479281 AND 88538724 AND MODIFICATION RECORDED AS DOCUMENT 85074879, RELATING TO LOCATION ZONES, VILLAGE APPROVAL, MAINTENANCE OF IMPROVEMENTS, UTILITIES, DESIGN, LANDSCAPING, SIGNS, RUBBISH, PARKING ASSESSMENTS, EASEMENTS AND OTHER PROVISIONS THEREIN CONTAINED.
4. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR BURR RIDGE PARK OWNERS' ASSOCIATION MADE BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 3, 1980 AND KNOWN AS TRUST NUMBER 48739 (DECLARANT) AND EMRO LAND COMPANY A DELAWARE CORPORATION (DEVELOPER) RECORDED APRIL 12, 1984 AS DOCUMENT 27042757 AND AS AMENDED BY AMENDMENTS RECORDED AS DOCUMENT 27479286, 88301597, 88538723, 90073172, 93224621 AND 00839539 AND AS MODIFIED BY DOCUMENT 85074879, AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH THEREIN.
5. AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS, AND SIGNAGE RECORDED SEPTEMBER 20, 2006 AS DOCUMENT 0626331049, AMENDING AND RESTATING THE DECLARATION RECORDED AS DOCUMENT 00839540, MADE BY AND BETWEEN OPUS REAL ESTATE IL VII BURR RIDGE, L.L.C. AND LTF USA REAL ESTATE COMPANY, LLC, RELATING TO EASEMENTS FOR INGRESS AND EGRESS, SIGNAGE, STORMWATER EASEMENT, FENCE AND RELATED LANDSCAPING, PARKING, RESTRICTIVE COVENANTS PAYMENT OF OBLIGATIONS, PARKING DECKS, AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH THEREIN.
6. DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AUGUST 28, 2006 AS DOCUMENT 0627734129 AND AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS,

# UNOFFICIAL COPY

COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED NOVEMBER 30, 2007 AS DOCUMENT 0733403124, RELATING TO EASEMENTS FOR ACCESS, PARKING, STORM WATER DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND COMMUNICATION, VERTICAL UTILITIES MAINTENANCE, ADJACENT BUILDING CONSTRUCTION, ENCROACHMENT, AND STRUCTURAL SUPPORT OVER, UPON AND UNDER THE COMMON AREAS OF LOTS 1 THROUGH 8 AND OUTLOTS A AND B IN BURR RIDGE CENTER SUBDIVISION, AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH THEREIN.

7. GRANT OF EASEMENT AND AGREEMENT RECORDED JANUARY 3, 1984 AS DOCUMENT 26915065 BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 3, 1980 AND KNOWN AS TRUST NUMBER 48739 (GRANTOR) AND THE VILLAGE OF BURR RIDGE, DUPAGE AND COOK COUNTIES (GRANTEE) WHEREAS GRANTOR HEREBY GRANTS, DECLARES, CONVEYS, AND QUIT-CLAIMS TO THE GRANTEE FOR THE BENEFIT OF THE PUBLIC, FOR THE PURPOSE OF INSPECTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING AND REPLACING UNDERGROUND SANITARY SEWER MAINS AND WATER MAINS AND APPURTENANCES.

FIRST AMENDMENT RECORDED MARCH 19, 1985 AS DOCUMENT 7479282.

8. DEVELOPMENT AGREEMENT RECORDED APRIL 29, 2005 AS DOCUMENT NUMBER 0515103100 AND FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF BURR RIDGE AND OPUS NORTH CORPORATION RECORDED AUGUST 3, 2006 AS DOCUMENT 0622832086 AND AMENDED BY 1<sup>ST</sup> AMENDMENT RECORDED AS DOCUMENT 0621510090 AND AMENDMENT RECORDED AS DOCUMENT 0626331045 AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH THEREIN.

ASSIGNMENT OF DEVELOPMENT AGREEMENT RECORDED AS DOCUMENT 0622832088 TO OPUS REAL ESTATE IL VII BURR RIDGE, L.L.V., A DELAWARE LIMITED LIABILITY COMPANY.

9. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS SET FORTH IN THE INCREMENTAL SALES TAX REBATE AGREEMENT RECORDED MAY 31, 2005 AS DOCUMENT 0515103099 AND AMENDED BY DOCUMENT 0626331046 MADE BY AND BETWEEN THE VILLAGE OF BURR RIDGE AND OPUS NORTH CORPORATION. ASSIGNMENT TO OPUS REAL ESTATE IL VII BURR RIDGE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY RECORDED AS 0622832089.
10. BURR RIDGE VILLAGE CENTER SUBDIVISION IMPROVEMENT COMPLETION AGREEMENT MADE BY AND BETWEEN THE VILLAGE OF BURR RIDGE AND OPUS REAL ESTATE IL VII BURR RIDGE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, RECORDED OCTOBER 2, 2006 AS DOCUMENT 0627510199, AND THE TERMS PROVISIONS AND CONDITIONS SET FORTH THEREIN.

# UNOFFICIAL COPY

11. PUBLIC SIDEWALK AND LANDSCAPE EASEMENT ALONG THE SOUTHEASTERLY 20 FEET AND THE SOUTHWESTERLY 10 FEET OF LOT 1 AS SHOWN ON THE FINAL PLAT OF SUBDIVISION FOR BURR RIDGE VILLAGE CENTER RESUBDIVISION RECORDED APRIL 30, 2007 AS DOCUMENT 0733403124.
12. 15 FOOT PUBLIC EASEMENT NEAR THE SOUTHWESTERLY CORNER OF THE LAND INSURED HER IN AS SHOWN ON AFORESAID PLAT OF SUBDIVISION RECORDED AS DOCUMENT 0733403124.
13. EASEMENT IN FAVOR OF COMMONWEALTH EDISON AND ILLINOIS BELL TELEPHONE COMPANY, AND 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 GRANT RECORDED/FILED AS DOCUMENT 0735239135.
14. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0804533191, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
15. ANY LIEN, OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL, HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC REORDS
16. ACTS DONE OR SUFFERED BY GRANTEE OR ANYONE CLAIMING BY, THROUGH OR UNDER GRANTEE.