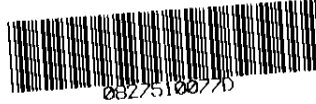


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Document Prepared By, &  
~~Upon Recording Return To:~~

M. Christine Graff, Esq.  
Winston & Strawn LLP  
35 West Wacker  
Chicago, Illinois 60601

Doc#: 0827510077 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/01/2008 01:53 PM Pg: 1 of 5

## SPECIAL WARRANTY DEED

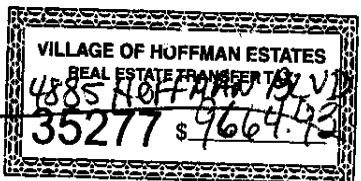
THE GRANTOR, **PRAIRIE POINTE MEDICAL OFFICE CENTER, LLC**, an Illinois limited liability company, with offices at c/o McShane Corporation, 9550 W. Higgins Road, Suite 200, Rosemont, Illinois 60018 (hereinafter called "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid to Grantor by **ION PARTNERS PROPERTIES, LLC**, an Illinois limited liability company, with offices at c/o Suburban Surgical Care Specialists, S.C., Arlington Lakes Professional Center, 1614 Central Road, Suite 105, Arlington Heights, Illinois 60005 (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER to Grantee the real property described in Exhibit A attached hereto and made a part hereof, together with all buildings and other improvements situated thereon, all fixtures and other property affixed thereto and all right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way, subject to the encumbrances described in Exhibit B attached hereto and made a part hereof (hereinafter called the "Permitted Encumbrances").

TO HAVE AND TO HOLD the herein described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise subject, however, to the Permitted Encumbrances.

Current ad valorem taxes on the herein described property having been prorated, Grantee hereby assumes the payment thereon.

Permanent Real Estate Number(s): 01-33-304-001-0000

Property Address: Unit 400, Prairie Pointe Medical Office Condominiums, 4885 Columbine Blvd,  
Hoffman Estates, Illinois



1st AMERICAN TITLE order # 361976  
OBL 186 LLC

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IN WITNESS WHEREOF, this Deed is executed by Grantor on this \_\_\_\_\_ day of September, 2008.

**PRAIRIE POINTE MEDICAL OFFICE CENTER LLC**, an Illinois limited liability company

By: **McSHANE CORPORATION**, its manager

By: [Signature]  
Name: Daniel P. McShane  
Its: Secretary

STATE OF ILLINOIS )

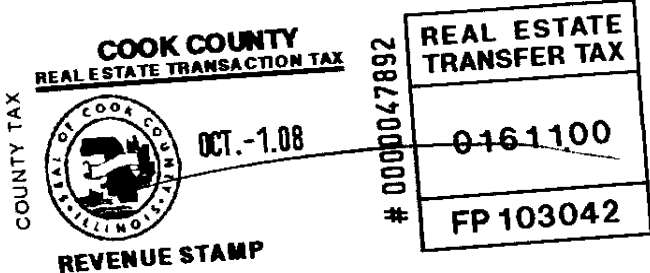
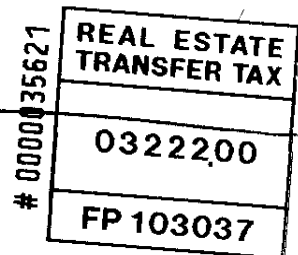
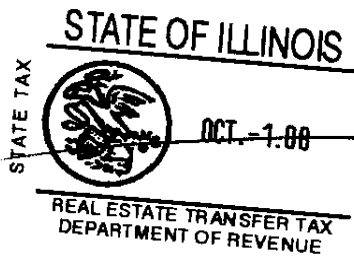
COUNTY OF COOK )

**BEFORE ME**, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Daniel P. McShane, known to me to be the Secretary of McShane Corporation, an Illinois corporation, the manager of Prairie Pointe Medical Office Center LLC, the Illinois limited liability company that executed the foregoing instrument, and known to me to be the person who executed the foregoing instrument on behalf of said corporation, as manager of such limited liability company, and acknowledged to me that he executed the same in such capacity and that such limited liability company executed the same for the purposes and consideration therein expressed.

Given under my hand and sale of office this 25 day of September, 2008.

Carol L. Kichura  
Notary Public

[Seal] My commission expires: 10/20/08



**UNOFFICIAL COPY**EXHIBIT A**LEGAL DESCRIPTION**

## Parcel 1:

Unit 400 in Prairie Pointe Medical Office Center Condominium as delineated on a survey of the following real estate: Lot 5C2 in the Final Plat of Resubdivision of Lot 5C in the Final Plat of Resubdivision of Lots 5 and 6 in Sears Business Park Amended Plat of Subdivision in Section 33, Township 42 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded September 17, 2007 as document 0726215073, in Cook County, Illinois, which survey is attached as Exhibit C. to the Declaration of Condominium recorded August 29, 2008 as document 0824231009, as amended from time to time, together with its undivided percentage interest in the common elements.

## Parcel 2:

Easement for the benefit of Parcel 1 as created by Access Easement Agreement recorded October 19, 2007 as document 0729222073 for ingress and egress over Lot 5C4 in the Final Plat of Resubdivision recorded September 19, 2007 as document 0726215073.

MAIL TO: RICHARD P. LARA  
 7250 N. CICERO  
 SUITE 200  
~~WORTH PARK, IL 600~~  
 LINCOLN WOOD, IL 60712

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Taxes for the year 2007 final installment, 2008 and subsequent years which are not yet due and payable.

Tax No.: 01-33-304-001 (Affects underlying property)

2. Rights, easements, covenants, conditions and restrictions contained in the Sears Business Park Declaration of Protective Covenants recorded March 8, 1991 as document 91105432, as amended and supplemented by instruments recorded as documents 91383966, 91554407, 94944869 and 95408255 relating to, but not limited to, assessments, use, development, approval of improvements, building setback lines, parking, landscaping easements, external structures, underground utilities, maintenance, signs, directional and traffic control signs and easements reserved by the association and declarant.

3. Terms and provisions of an unrecorded development agreement made by and between Sears Roebuck and Co. and the Village of Hoffman Estates, a memorandum of which was recorded April 16, 1991 as document 91173868.

First Amendment recorded April 5, 2001 as document 0010273248.

Second Amendment recorded April 5, 2001 as document 0010273247.

4. Covenants, conditions and restrictions contained in an unrecorded development agreement as disclosed by a memorandum of which was recorded April 19, 1991 as document 91181055 relating to development of the land.
5. Environmental disclosure document(s) for the transfer of real property recorded July 13, 1990 as document 90336987.

6. Restrictive Covenant Agreement recorded May 9, 2001 as document 0010387362 made by and among LaSalle Bank National Association, as trustee under trust agreement dated June 6, 1989 and known as trust no. 108506-00, Sears Roebuck and Co., a New York corporation, and Hoffman Hotel LLC, an Illinois limited liability company, and the terms and provisions contained therein.

First Amendment to Restrictive Covenant Agreement dated May 22, 2007 and recorded June 19, 2007 as document 0717034097.

7. Ordinance No. 222, an Ordinance Annexing Certain Territory to the Hoffman Estates Park District, recorded April 19, 1991 as document 91181926.

8. Grant of Underground Telephone and Electric Utility Easements to Ameritech Illinois and Commonwealth Edison Company recorded May 2, 1997 as document 97310340 and located as shown on plat of subdivision recorded April 20, 2001 as document 0010323867.

9. Sanitary sewer and watermain easement recorded July 24, 1998 as document 98647349 and located as shown on plat of subdivision recorded April 20, 2001 as document 0010323867.

10. Survey made by Manhard Consulting Ltd. dated August 15, 2007 as no. MCCHE 060248 discloses the following:

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- a. Encroachment of fence located mainly on property South and adjoining over and onto the land North, West, East and Northwesterly by varying distances from 0.3 feet to 10.3 feet.
11. Terms, provisions and conditions contained in Settlement Agreement recorded April 12, 1985 as document 27509488.
  12. Use restrictions contained in deed to Prairie Pointe Center Development LLC dated June 29, 2007 and recorded July 3, 2007 as document 0718403118, and the terms and provisions contained therein.
  13. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.
  14. Plat of Resubdivision recorded September 19, 2007 as document 0726215073 discloses the following:
    - a. Blanket Utility Easement and provisions, and the terms and conditions contained therein.
    - b. Additional easement provisions for: Commonwealth Edison, SBC Illinois, a.k.a. Ameritech Illinois, a.k.a. Illinois Bell Telephone Company, Nicor Gas Company, and Village of Hoffman Estates.
    - c. Easement for cross access granted pursuant to separately recorded declaration for the owners of Lots 5C1, 5C3 and 5C4.
    - d. Easement for ingress/egress reserved for and granted to the Village of Hoffman Estates and all emergency vehicles and emergency personnel.
    - e. Direct vehicular access to Northwest Tollway (I-90) and New Sutton Road shall be permanently prohibited.
  15. Provisions, conditions, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded August 29, 2008 as Document 0824231009.

Limitations and conditions imposed by the Condominium Property Act.

16. Terms, conditions and provisions of the document creating the easement described in Exhibit A, together with the rights of the adjoining owners in and to the concurrent use of said easement. (Affects Parcel 2)