



Doc#: 1102831056 Fee: \$54.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/28/2011 12:01 PM Pg: 1 of 10

**QUITCLAIM DEED IN LIEU OF FORECLOSURE**

RECORDED AT THE  
REQUEST OF, AND WHEN  
RECORDED MAIL TO:

Douglas M. Ellis, Esq.  
Neal, Gerber & Eisenberg, LLP  
Two North LaSalle Street  
Suite 1700  
Chicago IL 60602-2801

[NOTE: THIS RECORDER'S SPACE MUST BE  
THREE INCHES FROM THE TOP OF THE PAGE]

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**QUIT CLAIM DEED IN LIEU OF FORECLOSURE**

THIS QUIT CLAIM DEED IN LIEU OF FORECLOSURE (this "Deed"), is made and entered into as of January 21, 2011, by and between DIV Woodfield Gardens Property, LLC, a Massachusetts limited liability company, having a mailing address of c/o The Davis Companies, One Appleton Street, Boston, MA 02116 ("Grantee"), and W/G KRISTINA 123 LLC, a Delaware limited liability company ("WGK"), W/G LCD LLC, a Delaware limited liability company ("WGL"), W/G SPI LLC, a Delaware limited liability company, having an address at 40 Skokie Boulevard, Suite 610, Northbrook, Illinois 60062 (collectively, "Grantor").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does by these presents CONVEY and QUIT CLAIM unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described real estate, situated in the County of Cook and State of Illinois (the "Property") more particularly described as follows:

See Exhibit A attached hereto and hereby made a part hereof.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien equity and claim whatsoever of Grantor, either in law or in equity, to the only proper use, benefit and behoof of Grantee forever.

Neither Grantor nor Grantee intends that the interest of Grantee, as mortgagee under the mortgage set forth on Exhibit B attached hereto and hereby made a part hereof (the "Mortgage"), and the interest of Grantee, as owner of the Property, shall merge as a result of the conveyance of the Property to Grantee or a result of any other provision contained herein or in any other agreement between the parties hereto. Grantor and Grantee hereby specifically acknowledge and agree that Grantee, as the mortgagee and/or secured party, preserves its right to enforce all remedies under the Mortgage or otherwise available to it in connection with the liens and security interests created thereunder and that the Property may be conveyed by Grantee subject to those liens and security interests without the liens having been extinguished or otherwise adversely affected by Grantee having held title to the Property. The Mortgage remains an

First American Title Order #

1 of 1

NCS 469032  
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encumbrance against the Property to the full extent of the indebtedness secured thereby or referenced therein and shall not merge with the fee simple title to the Property, even if held by the mortgagee thereunder.

This Deed is an absolute conveyance and is not intended as a mortgage, trust conveyance or security of any kind, Grantor having conveyed the Property to Grantee for fair and adequate consideration.

[Signatures Follow]

Property of Cook County Clerk's Office

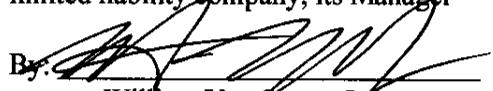
# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Deed the day and year first above written.

**W/G KRISTINA 123 LLC**, a Delaware limited liability company

By: PINE TREE – DK ROLLING MEADOWS DEVELOPMENT, LLC, a Delaware limited liability company, its sole Member


By: DKNV Member LLC, a Delaware limited liability company, its Manager

By:   
William Van Senus, Jr.,  
Senior Vice President

**W/G LCD LLC**, a Delaware limited liability company

By: PINE TREE – DK ROLLING MEADOWS DEVELOPMENT, LLC, a Delaware limited liability company, its sole Member

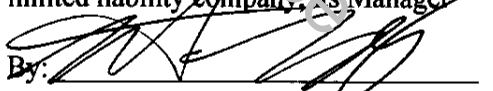
By: DKNV Member LLC, a Delaware limited liability company, its Manager

By:   
William Van Senus, Jr.,  
Senior Vice President

**W/G SPI LLC**, a Delaware limited liability company

By: PINE TREE – DK ROLLING MEADOWS DEVELOPMENT, LLC, a Delaware limited liability company, its sole Member

By: DKNV Member LLC, a Delaware limited liability company, its Manager

By:   
William Van Senus, Jr.,  
Senior Vice President

Property of Cook County Clerk's Office

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STATE OF ILLINOIS        )  
  )  
  )        SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for County and State aforesaid, do hereby certify that William Van Senus, Jr., the Senior Vice President of DKNV Member LLC, a Delaware limited liability, a manager Pine Tree – DK Rolling Meadows Development, LLC, a Delaware limited liability, the sole member of W/G Kristina 123 LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Senior Vice President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act on behalf of said entities, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21<sup>st</sup> day of January, 2011.

Jennifer Scott  
Notary Public

My Commission Expires: 10/08/2013

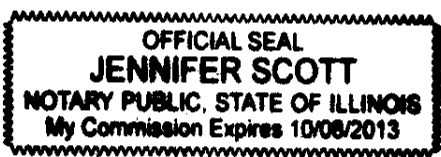
STATE OF ILLINOIS        )  
  )  
  )        SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for County and State aforesaid, do hereby certify that William Van Senus, Jr., the Senior Vice President of DKNV Member LLC, a Delaware limited liability, a manager Pine Tree – DK Rolling Meadows Development, LLC, a Delaware limited liability, the sole member of W/G LCD LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Senior Vice President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act on behalf of said entities, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21<sup>st</sup> day of January, 2011.

Jennifer Scott  
Notary Public

My Commission Expires: 10/08/2013



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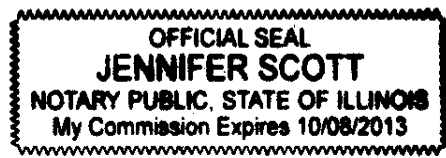
STATE OF ILLINOIS            )  
  )  
COUNTY OF COOK            )        SS.

I, the undersigned, a Notary Public in and for County and State aforesaid, do hereby certify that William Van Senus, Jr., the Senior Vice President of DKNV Member LLC, a Delaware limited liability, a manager Pine Tree – DK Rolling Meadows Development, LLC, a Delaware limited liability, the sole member of W/G SPI LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Senior Vice President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act on behalf of said entities, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21<sup>st</sup> day of January, 2011.

*Jennifer Scott*  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10/08/2013



Property of Cook County Clerk's Office

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## EXHIBIT A TO DEED

### LEGAL DESCRIPTION

#### PARCEL 1:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 40 RODS OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE AFORESAID EAST 40 RODS; THENCE NORTHWARD, ALONG THE WEST LINE OF SAID EAST 40 RODS, NORTH 00 DEGREES 17 MINUTES 18 SECONDS WEST, A DISTANCE OF 71.07 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 68 DEGREES 30 MINUTES 23 SECONDS EAST, A DISTANCE OF 408.93 FEET; THENCE SOUTH 05 DEGREES 29 MINUTES 38 SECONDS EAST, A DISTANCE OF 388.44 FEET; THENCE SOUTH 30 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 235.00 FEET; THENCE SOUTH 81 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 235.00 FEET; THENCE SOUTH 81 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 240.00 FEET; THENCE SOUTH 03 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 35 FEET; THENCE SOUTH 81 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 490 FEET; THENCE SOUTH 12 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 422.02 FEET; THENCE NORTH 84 DEGREES 31 MINUTES 25 SECONDS WEST, A DISTANCE OF 124.05 FEET; THENCE NORTHWARD ALONG A LINE, BEING 66 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12, NORTH 00 DEGREES 23 MINUTES, 00 SECONDS WEST, A DISTANCE OF 810.93 FEET; THENCE EASTWARD ALONG A LINE, BEING 66 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12, NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 673.65 FEET; THENCE NORTHWARD ALONG A LINE, BEING 66 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 40 RODS OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12, NORTH 00 DEGREES 17 MINUTES 18 SECONDS WEST A DISTANCE OF 445.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, BEING THE EQUIVALENT OF LOT 1 OF RAMLIN ROSE ESTATES UNIT NO.1, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1965 AS DOCUMENT NO. 19394286.

#### PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12; THENCE SOUTHWARD ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, SOUTH 00 DEGREES 17 MINUTES 18 SECONDS EAST, A DISTANCE OF 180 FEET; THENCE NORTH 84 DEGREES 18 MINUTES 00 SECONDS WEST, A DISTANCE OF 22.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS EAST, A DISTANCE OF 183.34 FEET; THENCE SOUTH 74 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 372.19 FEET; THENCE SOUTH 05 DEGREES 57 MINUTES 00

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SECONDS EAST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 84 DEGREES 53 MINUTES 50 SECONDS WEST, A DISTANCE OF 566.67 FEET; THENCE NORTH 08 DEGREES 35 MINUTES 00 SECONDS WEST, A DISTANCE OF 66.00 FEET; THENCE NORTH 81 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 395.00 FEET; THENCE NORTH 03 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF 35.00 FEET; THENCE NORTH 81 DEGREES 55 MINUTES 00 SECONDS EAST, A DISTANCE OF 235.00 FEET; THENCE SOUTH 84 DEGREES 18 MINUTES 00 SECONDS EAST, A DISTANCE OF 157.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, BEING THE EQUIVALENT OF LOT 2 (EXCEPTING THE EASTERLY 22.00 FEET OF SAID LOT 2, AS MEASURED PERPENDICULAR TO THE EASTERLY LINE THEREOF) OF RAMLIN ROSE ESTATE UNIT NO.1, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1965 AS DOCUMENT NO. 19394286.

## PARCEL 3:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THAT PART OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST CORNER OF LOT 2 OF RAMLIN ROSE ESTATES UNIT NO.1, RECORDED MARCH 1, 1965 AS DOCUMENT NO. 19394686; THENCE EASTWARD, ALONG THE NORTHERNMOST LINE OF SAID LOT 2, SOUTH 84 DEGREES 18 MINUTES 00 SECONDS EAST, A DISTANCE OF 157.88 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS EAST, A DISTANCE OF 183.34 FEET; THENCE SOUTH 74 DEGREES 17 MINUTES 18 SECONDS EAST, A DISTANCE OF 372.19 FEET; THENCE SOUTH 05 DEGREES 57 MINUTES 00 SECONDS EAST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 84 DEGREES 53 MINUTES 50 SECONDS WEST, A DISTANCE OF 66.00 FEET; THENCE SOUTH 81 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 95 FEET; THENCE SOUTH 12 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 422.02 FEET; THENCE SOUTH 84 DEGREES 31 MINUTES 25 SECONDS EAST, A DISTANCE OF 884.92 FEET; THENCE NORTH 48 DEGREES 17 MINUTES 22 SECONDS EAST, A DISTANCE OF 166.73 FEET; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE SOUTHEAST, OF 492.50 FEET IN RADIUS, HAVING A CHORD LENGTH OF 78.51 FEET ON A BEARING OF NORTH 35 DEGREES 08 MINUTES 48 SECONDS EAST, FOR AN ARC LENGTH OF 78.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 30 DEGREES 34 MINUTES 31 SECONDS EAST, A DISTANCE OF 66.17 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE NORTHWEST OF 420.50 FEET IN RADIUS, FOR AN ARC LENGTH OF 93.14 TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE NORTHWEST, OF 320.50 FEET IN RADIUS, FOR AN ARC LENGTH OF 132.96 FEET TO A POINT OF TANGENCY; THENCE NORTH 67 DEGREES 02 MINUTES 11 SECONDS EAST, A DISTANCE OF 89.20 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE SOUTHEAST, OF 120.39 FEET IN RADIUS, FOR AN ARC LENGTH OF 133.63 FEET TO A POINT OF TANGENCY; THENCE NORTH 03 DEGREES 26 MINUTES 34 SECONDS EAST, A DISTANCE OF 721.27 FEET TO THE MOST EASTERLY CORNER OF THE TRACT OF LAND CONVEYED BY DEED RECORDED 14, 1984 AS DOCUMENT NO. 27336988; THENCE NORTH 89 DEGREES 05 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 310.03 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS WEST, A DISTANCE OF

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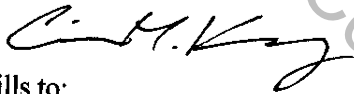
120.76 FEET; THENCE NORTH 68 DEGREES 30 MINUTES 23 SECONDS WEST, A DISTANCE OF 230.74 FEET; THENCE SOUTH 5 DEGREES 29 MINUTES 38 SECONDS EAST, A DISTANCE OF 388.44 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

- Tax No.: 07-12-203-007 Vol. No.: 187 (Affects Parcel 1)
- Tax No.: 07-12-203-008 Vol. No.: 187 (Affects Parcel 2 and Part of Parcel 3)
- Tax No.: 07-12-203-011 Vol. No.: 187 (Affects Part of Parcel 3)
- Tax No.: 08-07-203-012 Vol. No.: 049 (Affects Part of Parcel 3)

Address:

4700 Arbor Drive  
Rolling Meadows, IL 60008

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (I), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.



Mail tax bills to:

DIV Woodfield Gardens Property, LLC  
c/o The Davis Companies  
One Appleton Street  
Boston, MA 02116

CITY OF ROLLING MEADOWS, IL REAL ESTATE TRANSFER STAMP	
DATE	1-21-11 \$ 30.00
ADDRESS	4700 ARBOR DR
8764	Initial CG



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## EXHIBIT B TO DEED

### MORTGAGE

Mortgage and Security Agreement dated June 18, 1999, executed by Woodfield Garden Associates, Ltd., in favor of Morgan Guaranty Trust Company of New York, recorded on June 21, 1999 as Instrument No. 99593972, in the Real Property Records of Cook County, Illinois, as affected by Assignment of Mortgage executed by Morgan Guaranty Trust Company of New York in favor of State Street Bank and Trust Co. as trustee for J.P. Morgan Commercial Mortgage Finance Corporation Mortgage Pass-Through Certificates Series 1999-C8 recorded July 6, 2000 as Instrument No. 00499165 in the Real Property Records of Cook County, Illinois, Assignment of Loan Documents dated June 16, 2004, executed by State Street Bank and Trust Co. as Trustee for J.P. Morgan Commercial Mortgage Finance Corporation, Mortgage Pass-Through Certificates, Series 1999-C8, as assignor, in favor of U.S. Bank National Association as Trustee for J.P. Morgan Commercial Mortgage Finance Corporation, Mortgage Pass-Through Certificates, Series 1999-C8, as assignee, recorded on July 27, 2004 as Instrument No. 0420945169 in the Real Property Records of Cook County, Illinois, Consent and Assumption Agreement with Release dated as of July 16, 2004 recorded on July 27, 2004 as Instrument No. 0420945170 in the Real Property Records of Cook County, Illinois, as executed by Woodfield Garden Associates, Ltd., Joseph L. Payliari, Jr. and Daniel C. Sawusch, Fund VII WG Rolling Meadows LLC, David R. Schwartz and Peter M. Vilim, and U.S. Bank National Association as Trustee for J.P. Morgan Commercial Mortgage Finance Corporation, Mortgage Pass-Through Certificates, Series 1999-C8, Consent and Assumption Agreement dated as of July 30, 2004 recorded on August 5, 2004 as Instrument No. 0421827086 in the Real Property Records of Cook County, Illinois as executed by W/G Kristina 123 LLC, W/G LCD LLC, W/G SPI LLC, Michael R. Sparks, James C. Mansfield, Fund VII WG Rolling Meadows LLC, David R. Schwartz and Peter M. Vilim, and U.S. Bank National Association as Trustee for J.P. Morgan Commercial Mortgage Finance Corporation, Mortgage Pass-Through Certificates, Series 1999-C8, and Assignment of Mortgage and Transfer of Loan Documents dated October 21, 2010, executed by U.S. Bank National Association as Trustee for J.P. Morgan Commercial Mortgage Finance Corporation, Mortgage Pass-Through Certificates, Series 1999-C8, as assignor, in favor of DIV Woodfield Gardens, LLC, as assignee recorded on October 26, 2010 as Instrument No. 1029939059 in the Real Property Records of Cook County, Illinois (the "Mortgage").

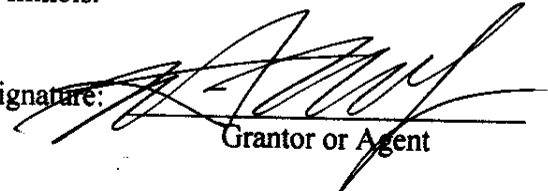
Clerk's Office

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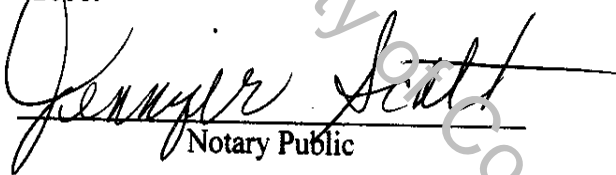
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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.

Dated: 1/21/2011

Signature:   
Grantor or Agent

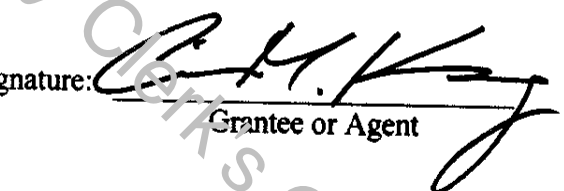
SUBSCRIBED and SWORN to  
before me this 21<sup>st</sup> day of January,  
2011.

  
Notary Public

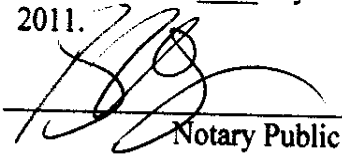


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 1/26/2011

Signature:   
Grantee or Agent

SUBSCRIBED and SWORN to  
before me this 26 day of January,  
2011.

  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a 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]