



Doc#: 1206641161 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/08/2012 02:54 PM Pg: 1 of 6

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 29
day of February, 2012, by and between
the VILLAGE OF ROSEMONT, a municipal
corporation (hereinafter referred to as "Grantor")
and FASHION OUTLETS OF CHICAGO LLC,
a Delaware limited liability company (hereinafter
referred to as "Grantee").

WITNESSTH:

That Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents, sell, convey, remise and release unto Grantee, its successors and assigns, the property lying, being and situated in the Village of Rosemont, County of Cook, State of Illinois, as described on Exhibit "A" attached hereto and incorporated herein by reference, subject to the exceptions and encumbrances set forth on Exhibit "B", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in, any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming an interest in the premises aforesaid.

IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed as of the date first above written.

GRANTOR:
Village of Rosemont, an Illinois municipal corporation

Attest

Debbie Dreho
Village Clerk

By: [Signature]
Name: Bradley A. Stephens, President

Exempt under provisions of Paragraph b, Section 6.1
Real Estate Transfer Tax Act.

STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

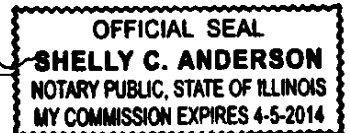
3/5/12
Date

[Signature]
Buyer, Seller or Representative

The foregoing instrument was signed and acknowledged before me this 29 day of February, 2012 by Bradley A. Stephens as President and Debbie Dreho Village Clerk for the Village of Rosemont, Illinois for and on behalf of said Village of Rosemont, Illinois for the purpose aforesaid.

{Seal}

[Signature]
Notary Public



This instrument was prepared by: Ryan and Ryan, 33 North Dearborn, Suite 1530, Chicago, Illinois 60602

This document after recording should be returned to: Nicholas Peppers, Storino Ramello & Durkin
9501 West Devon, 8th Floor, Rosemont, Illinois 60018.

SEND TAX BILL TO: Fashion Outlets of Chicago LLC c/o Thomson Reuters, 5901 Priestly Drive, Suite 200,
Carlsbad, CA 92008

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EXHIBIT A

LOT 1 IN ROSEMONT OUTLET MALL RESUBDIVISION, BEING A RESUBDIVISION OF HENRY HACHMEISTER'S DIVISION, FIRST ADDITION TO B.L. CARLSEN'S INDUSTRIAL SUBDIVISION AND B.L. CARLSEN'S INDUSTRIAL SUBDIVISION IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BEING A RESUBDIVISION OF FOSTER-RIVER ROAD INDUSTRIAL SUBDIVISION, OWNER'S DIVISION, AND RPAC-1 SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RECORDED FEBRUARY 27, 2012 AS DOCUMENT 1205813031 IN COOK COUNTY, ILLINOIS

Lot 1 PINs:

12-09-200-051-0000	12-09-214-035-0000
12-09-200-052-0000	12-09-214-036-0000
12-09-200-053-0000	12-09-214-037-0000
12-09-200-054-0000	12-09-214-041-0000
12-09-200-055-0000	12-10-100-037-0000
12-09-200-056-0000	12-10-100-041-0000
12-09-213-009-0000	12-10-100-101-0000
12-09-213-010-0000	12-10-100-102-0000
12-09-213-013-0000	12-10-100-112-0000
12-09-213-014-0000	12-10-100-113-0000
12-09-213-015-0000	12-10-100-118-0000
12-09-213-016-0000	12-10-102-011-0000
12-09-213-025-0000	12-10-102-012-0000
12-09-213-026-0000	12-10-102-013-0000
12-09-213-028-0000	12-10-102-014-0000
12-09-214-016-0000	12-10-102-015-0000
12-09-214-017-0000	12-10-102-001-0000

Address: 11.892 acres SW corner Belmont Ave & Rose St. Rosemont, IL

EXHIBIT B
UNOFFICIAL COPY
 CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (2006)

SCHEDULE B

POLICY NUMBER: 1401-008852524 - D1

EXCEPTIONS FROM COVERAGE (CONTINUED)

- E 8. SUBJECT TO THIRD AMENDED SOUTH RIVER ROAD REDEVELOPMENT PLAN AND PROJECT OF THE VILLAGE OF ROSEMONT, ILLINOIS;
 AS CONTAINED ON DEEDS RECORDED NOVEMBER 10, 1988 AS DOCUMENTS 88522624 AND 88522625, WHICH REFERENCE A RIVER ROAD REDEVELOPMENT PLAN WHICH WAS AMENDED AND THE PROPERTY EVENTUALLY REMOVED AND INSERTED INTO THE SOUTH RIVER ROAD REDEVELOPMENT PLAN.
- Y 9. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS 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 NO. LR17586186, AFFECTING THE WEST 33 FEET OF THE LAND.
- AZ 10. EASEMENT IN FAVOR OF VILLAGE OF ROSEMONT AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND NO OTHER ENTITY FOR ROADWAY, DRAINAGE PURPOSES AND INGRESS AND EGRESS PURPOSES AND FOR ANY USE APPURTENANT TO ASSOCIATED WITH THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, INSTALL, REPAIR, MAINTAIN, REMOVE, REPLACE AND OPERATE ROADWAY AND STORMWATER DRAINAGE IMPROVEMENTS, EQUIPMENT, FACILITIES AND RELATED APPURTENANCES UPON, ACROSS, OVER, UNDER AND THROUGH THAT PART OF THE LAND REFLECTED ON THE PLAT OF EASEMENT RECORDED AS DOCUMENT 1120631024, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT, AFFECTING THE WEST PORTION OF LOT 5 IN HENRY HACHMEISTER'S DIVISION OF THE LAND AND PART OF LOT 20 IN FIRST ADDITION TO B.L. CARLSEN'S INDUSTRIAL SUBDIVISION AFORESAID.
- BA 11. PUBLIC UTILITY EASEMENT IN FAVOR OF THE VILLAGE OF ROSEMONT AND FOR THOSE UTILITY COMPANIES OPERATING UNDER FRANCHISE, INCLUDING BUT NOT LIMITED TO AT&T, COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMCAST OF ILLINOIS, 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 NO. 1120631024, AFFECTING THE WEST PORTION OF LOT 5 IN HENRY HACHMEISTER'S DIVISION OF THE LAND AND PART OF LOT 20 IN FIRST ADDITION TO B.L. CARLSEN'S INDUSTRIAL SUBDIVISION AFORESAID



CHICAGO TITLE INSURANCE COMPANY**OWNER'S POLICY (2006)****SCHEDULE B**

POLICY NUMBER: 1401 - 008852524 - D1

EXCEPTIONS FROM COVERAGE (CONTINUED)

BF 12.

ROADWAY EASEMENT IN FAVOR OF THE VILLAGE OF ROSEMONT, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND NO OTHER ENTITY OR INDIVIDUAL, PUBLIC OR PRIVATE, FOR ROADWAY DRAINAGE PURPOSES AND INGRESS AND EGRESS AND FOR ANY USE APPURTENANT TO, ASSOCIATED WITH OR ALLIED THERETO, INCLUDING THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, INSTALL, REPAIR, MAINTAIN, REMOVE, REPLACE AND OPERATE ROADWAY AND STORMWATER DRAINAGE IMPROVEMENTS, EQUIPMENT, FACILITIES AND RELATED APPURTENANCES UPON, ACROSS, OVER AND UNDER AND THROUGH THE LAND AS SHOWN THEREIN AND THE RIGHT OF ACCESS ACROSS SAID PROPERTY, INCLUDING THE USE FOR PUBLIC SIDEWALKS AND/ OR BICYCLE PATHS AS CONTAINED IN THE ROSEMONT OUTLET MALL RESUBDIVISION RECORDED/FILED FEBRUARY 27, 2012 AS DOCUMENT NO. 1205813031, AFFECTING THE FOLLOWING PART OF THE LAND.

THE SOUTHERLY 30.36 FEET AND THE SOUTHEAST CORNER OF LOT 1
THE SOUTHWEST CORNER OF LOT 1 AND THE WEST LINE, THE NORTH LINE AND THE
EASTERLY LINE OF THE LOT 1 AS SHOWN ON THE PLAT.

BG 13. PUBLIC UTILITY EASEMENT IN FAVOR OF THE VILLAGE OR ROSEMONT, AND FOR THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE, FROM THE VILLAGE OF ROSEMONT, INCLUDING BUT NOT LIMITED TO AT&T, COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMCAST OF ILLINOIS, 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 PLAT OF ROSEMONT OUTLET MALL RESUBDIVISION RECORDED/FILED FEBRUARY 27, 2012 AS DOCUMENT NO. 1205813031, AFFECTING THAT PART OF THE LAND DESCRIBED AS FOLLOWS.

THE SOUTHERLY 38.36 FEET AND THE SOUTHEAST CORNER OF LOT 1
THE SOUTHWEST CORNER OF LOT 1 AND THE WEST LINE, THE NORTH LINE AND THE
EASTERLY LINE OF THE LOT 1 AS SHOWN ON THE PLAT.

CG 14.

THE POLICY IS SUBJECT ONLY TO TERMS, PROVISIONS, AND CONDITIONS RELATING TO AND CREATED AND CONTAINED IN THE EASEMENT DESCRIBED AS PARCEL 2 AND PARCEL 3 RECORDED ~ AS DOCUMENT ~

(AFFECTS PARCELS 2 AND 3)

CU 15. TERMS AND PROVISIONS OF AN OPTION TO PURCHASE THE LAND IN FAVOR OF FASHION OUTLETS OF CHICAGO, LLC, AS CONTAINED IN THE GRANT OF TEMPORARY CONSTRUCTION EASEMENT AND ACCESS, LOADING, REFUSE AND UTILITY EASEMENT AND OPTION TO PURCHASE RECORDED ~ AS DOCUMENT NO. ~.

(AFFECTS PARCELS 2 AND 3)

CV 16.

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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (2006)**SCHEDULE B**

POLICY NUMBER: 1401-008852524-D1

EXCEPTIONS FROM COVERAGE (CONTINUED)

PROVISIONS CONTAINED IN THE INSTRUMENT CREATING THE EASEMENT DESCRIBED AS PARCEL 3 IN SCHEDULE A PROVIDING THAT SAID EASEMENT WILL CONTINUE UNTIL DECEMBER 31, 2015

(AFFECTS PARCEL 3)

CZ 17.

MAINTENANCE AND COST SHARING PROVISION PROVIDING THAT THE OBLIGATION TO PERFORM ALL MAINTENANCE, REPAIR, AND REPLACEMENT OF THE DRAINAGE FACILITIES SHALL BE PERFORMED BY THE VILLAGE OF ROSEMONT, PROVIDED HOWEVER THAT THE OWNERS OF LOT 1 SHALL REIMBURSE THE VILLAGE AN AMOUNT EQUAL TO 67 PERCENT OF THE TOTAL COST OF ALL COSTS ASSOCIATED WITH SUCH MAINTENANCE, REPAIR AND REPLACEMENTS AS CONTAINED IN THE PLAT RECORDED/FILED FEBRUARY 27, 2012 AS DOCUMENT NO. 1205813031, AFFECTS LOTS 1 AND 2 IN THE RESUBDIVISION.

DF 18. MEMORANDUM DEVELOPMENT AGREEMENT RECORDED - AS DOCUMENT - MADE BY AND BETWEEN THE VILLAGE OF ROSEMONT AND FASHION OUTLETS OF CHICAGO LLC AND THE COVENANTS, CONDITIONS AND RESTRICTIONS EASEMENTS AND PROVISIONS WHICH RELATE TO THE SALE, DEVELOPMENT, PURCHASE OBLIGATION, RIGHT OF REENTRY AND RECONVEYANCE, POSSIBILITY OF REVERTER OR RIGHT OF FORFEITURE, CONTRIBUTIONS, APPROVALS, CONSTRUCTION, LEASING AND USE OF THE LAND AND OTHER PROPERTY NOT NOW IN QUESTION.

DM 19. FENCE ENCROACHMENTS AS SHOWN ON THE PLAT OF SURVEY MADE BY CHRISTOPHER B. BURKE ENGINEERING, LTD., DATED FEBRUARY 29, 2012, JOB NO. 080035 THIS EXCEPTION WILL NOT APPEAR ON THE LOAN POLICY WHEN ISSUED.

DN 20. ADVERSE ENDRACHMENTS AS DISCLOSED BY THE PLAT OF SURVEY MADE BY CHRISTOPHER B. BURKE ENGINEERING, LTD., DATED FEBRUARY 29, 2012, JOB NO. 080035 AND DESCRIBED AS FOLLOWS:

ADVERSE ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE PROPERTY SOUTH AND ADJOINING THE LAND OVER AND ONTO THE LAND BY 0.1 FEET
ADVERSE ENCROACHMENT OF THE FENCE SURROUNDING THE F.A.A. LEASE SITE OVER AND ONTO THE LAND BY VARYING DISTANCES OF 1.1 TO 0.7 FEET EAST AND 1 FOOT NORTH
ADVERSE ENCROACHMENT OF THE PAVEMENT AND CURBS ALONG THE EAST LINE OF THE LAND.

(AFFECTS PARCEL 1)

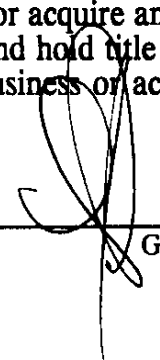
DP 21. CATCH BASINS, MANHOLES, INLETS AND FIRE HYDRANT WITH VALVE AS DISCLOSED BY THE PLAT OF SURVEY MADE BY CHRISTOPHER B. BURKE ENGINEERING, LTD., DATED FEBRUARY 29, 2012, JOB NO. 080035
(AFFECTS PARCEL 1)



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STATEMENT BY GRANTOR AND GRANTEE

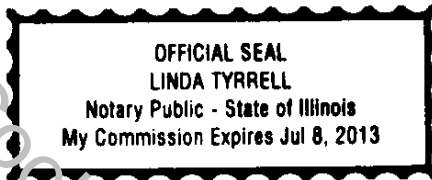
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 3/5, 12 Signature:  _____
Grantor or Agent


Subscribed and sworn to before me by the

said Grantor
this 5th day of March
2012


Notary Public



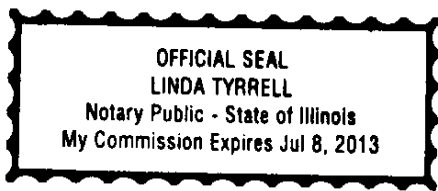
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3/5, 12 Signature:  _____
Grantee or Agent

Subscribed and sworn to before me by the

said Grantee
this 5th day of March
2012


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 Act.]