

# UNOFFICIAL COPY



Doc#: 1211629043 Fee: \$54.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/25/2012 02:15 PM Pg: 1 of 9

Return To:  
Stewart Title NTS - Chicago  
10 S. Riverside Plaza, Suite 1460  
Chicago, IL 60606  
PH: 312-849-4100

(The Above Space For Recorder's Use Only)

## SPECIAL WARRANTY DEED

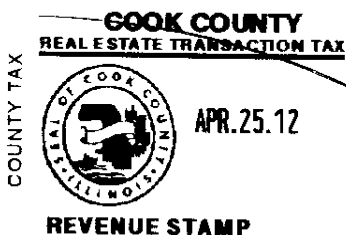
**KOHL'S ILLINOIS, INC.**, a Nevada corporation, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS, GRANTS, BARGAINS, SELLS AND TRANSFERS to **RK BELWOOD LLC**, a Colorado limited liability company, with an address of 360 South Monroe St., Ste. 600, Denver, Colorado 80209, subject to the Permitted Exceptions set forth on Exhibit A attached hereto and made a part hereof, the following described Real Estate situated in the Village of Homewood, County of Cook, in the State of Illinois, to wit:

LOT 1, CHIPOTLE HOMEWOOD SUBDIVISION BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

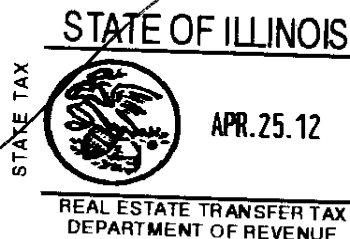
And said KOHL'S ILLINOIS, INC., Grantor, for its successors and assigns, does covenant to warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

Permanent Real Estate Index Number(s): Part of 29-32-200-093

Address of Real Estate: Part of 17550 South Halsted Street



REAL ESTATE TRANSFER TAX
00205.00
# 0000028874
FP 103042



REAL ESTATE TRANSFER TAX
00410.00
# 0000009038
FP 103037

11000030393 2083 BA

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Attorney-in-Fact this 24<sup>th</sup> day of April, 2012.

KOHL'S ILLINOIS, INC.,  
a Nevada corporation

By: [Signature]  
Richard D. Schepp  
Its: Attorney-in-Fact

STATE OF WISCONSIN )  
  ) SS.  
COUNTY OF WAUKESHA )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Richard D. Schepp personally known to me to be the Attorney-in-Fact of said corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Attorney-in-Fact he signed and delivered the instrument, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20<sup>th</sup> day of MARCH, 2012.

[Signature]  
NOTARY PUBLIC

Commission Expires: 10-14, 2012

This Instrument Was Prepared Outside the  
State of Illinois By [Signature] ~~and After Recording Return to:~~

Dawda, Mann, Mulcahy & Sadler, PLC  
39533 Woodward Avenue, Suite 200  
Bloomfield Hills, Michigan 48304  
Attn: Edward C. Dawda (ARDC No. 6202695)



**SEND SUBSEQUENT TAX BILLS TO:**

RK Belwood, LLC  
360 South Monroe St., Ste. 600  
Denver, Colorado 80209  
Attn: Stuart Rifkin

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## EXHIBIT A

### PERMITTED EXCEPTIONS

1. The Declaration of Easements, Covenants and Restrictions by Kohl's Illinois, Inc., a Nevada corporation, recorded/filed as Document No. 1211629042 ;
2. All easements, restrictions, and matters of public record;
3. All easements, restrictions, encroachments, and other matters that would be ascertainable by an inspection or survey of the Property conveyed by this Deed;
4. All existing municipal and zoning laws and ordinances; and
5. All taxes and assessments not yet due and payable.

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**KOHL'S ILLINOIS, INC., a Nevada corporation**

**Certificate**

The undersigned, R. Don Oscarson, hereby certifies that he is the Secretary and does further certify as follows:

1. Attached hereto as Exhibit A is a true and correct copy of the Written Consent of the Board of Directors of Kohl's Illinois Inc., a Nevada corporation, dated as of May 20, 2009 (the "Written Consent"), and said Written Consent has not been revised, rescinded, amended or otherwise modified and, as of the date hereof, is in full force and effect.
2. In accordance with the Written Consent, as Attorney-in-Fact, Richard D. Schepp and Steven J. Thomas are duly appointed and authorized to sign all agreements, instruments and other documents relating to the transactions described in the Written Consent including among other documents, a (i) Notice of Lease, (ii) Memorandum of Site Development Agreement and (iii) Reciprocal Easement Agreement.

IN WITNESS WHEREOF, the undersigned has signed this certificate this 6th day of February, 2012

**KOHL'S ILLINOIS, INC., a Nevada corporation**

By:  \_\_\_\_\_  
R. Don Oscarson, Secretary

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EXHIBIT A

*[Written Consent]*



Property of Cook County Clerk's Office

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## WRITTEN CONSENT OF THE BOARD OF DIRECTORS

OF

KOHL'S ILLINOIS, INC.

The undersigned, being all of the members of the Board of Directors of Kohl's Illinois, Inc., a Nevada Corporation (the "Corporation"), hereby ratifies, confirms, and consents to the following actions without a formal meeting of the Board of Directors, or notice thereof:

WHEREAS, the Board of Directors desire to ratify and approve all actions taken by the Corporation prior to the date hereof.

NOW THEREFORE,

BE IT RESOLVED, that the Board of Directors confirms that the following persons be elected to serve as officers of the Corporation in the capacity set forth opposite their respective names until their successors are duly elected and qualified:

Gerald Smith	President/Treasurer
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R. Don Oscarson	Vice President/Secretary
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BE IT FURTHER RESOLVED, that the minutes from the Corporation's annual meeting held on June 9, 2011 are approved.

BE IT FURTHER RESOLVED, that until otherwise ordered by the Board of Directors of the Corporation, the following officers, President, Vice President, Secretary, Treasurer, and designated Attorney(s)-in-Fact, Richard D. Schepp and Jason J. Kelroy, shall be, and each of them hereby is, authorized, without further act or resolution of the Board, to enter into, execute and deliver in the name and on behalf of the Corporation or any Corporation affiliate or subsidiary, any conveyance of real or personal property, checks, drafts and other orders for payment of money upon the active accounts of either corporation, or any other instrument or

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document that include such terms and conditions which, in the judgment of said officers, are deemed necessary or advisable of the business of the Corporation.

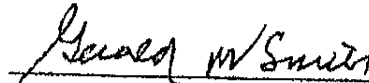
BE IT FURTHER RESOLVED, that the above-named officers shall be, and each of them hereby is authorized, without further act or resolution of the Board, to delegate the authority to enter into, execute and deliver in the name and on behalf of the Corporation or its affiliates or subsidiaries, any other ancillary documents affecting or pertaining to any agreements concerning the operation of the day-to-day business of the Corporation, to a designated agent.

BE IT FURTHER RESOLVED, that it is the intention of these resolutions that the execution of any instrument or document by any one of the above-named officers in the name of the Corporation or any of their respective affiliates or subsidiaries pursuant to this resolution shall be deemed to be the official act of such entity, and that the authority conferred in and by this resolution shall be in addition to, and in no way in limitation or impairment of any other expressed, implied or apparent authority heretofore or hereafter granted to or possessed by any of the aforesaid officers or to or by any other present or future officers of the Corporation.

BE IT FURTHER RESOLVED, that all actions taken by the Corporation prior to the date hereof, and the same hereby are, confirmed, ratified and approved.

BE IT FURTHER RESOLVED, that all agreements entered into by the Corporation prior to the date hereof and the same hereby are confirmed, ratified and approved.

IN WITNESS WHEREOF, the undersigned have executed this Written Consent of the Board of Directors this 30<sup>th</sup> day of June, 2011.

  
\_\_\_\_\_  
Gerald Smith

\_\_\_\_\_  
R. Don Oscarson

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document that include such terms and conditions which, in the judgment of said officers, are deemed necessary or advisable of the business of the Corporation.

BE IT FURTHER RESOLVED, that the above-named officers shall be, and each of them hereby is authorized, without further act or resolution of the Board, to delegate the authority to enter into, execute and deliver in the name and on behalf of the Corporation or its affiliates or subsidiaries, any other ancillary documents affecting or pertaining to any agreements concerning the operation of the day-to-day business of the Corporation, to a designated agent.

BE IT FURTHER RESOLVED, that it is the intention of these resolutions that the execution of any instrument or document by any one of the above-named officers in the name of the Corporation or any of their respective affiliates or subsidiaries pursuant to this resolution shall be deemed to be the official act of such entity, and that the authority conferred in and by this resolution shall be in addition to, and in no way in limitation or impairment of any other expressed, implied or apparent authority heretofore or hereafter granted to or possessed by any of the aforesaid officers or to or by any other present or future officers of the Corporation.

BE IT FURTHER RESOLVED, that all actions taken by the Corporation prior to the date hereof, and the same hereby are, confirmed, ratified and approved.

BE IT FURTHER RESOLVED, that all agreements entered into by the Corporation prior to the date hereof and the same hereby are confirmed, ratified and approved.

IN WITNESS WHEREOF, the undersigned have executed this Written Consent of the Board of Directors this 30<sup>th</sup> day of June, 2011.

\_\_\_\_\_  
Gerald Smith

\_\_\_\_\_  
R. Don Oscarson



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File Number 5956-829-9



*To all to whom these Presents Shall Come, Greeting:*

*I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that*

KOHL'S ILLINOIS, INC., INCORPORATED IN NEVADA AND LICENSED TO TRANACT BUSINESS IN THIS STATE ON SEPTEMBER 09, 1997, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE BUSINESS CORPORATION ACT OF THIS STATE RELATING TO THE PAYMENT OF FRANCHISE TAXES, AND AS OF THIS DATE, IS A FOREIGN CORPORATION IN GOOD STANDING AND AUTHORIZED TO TRANACT BUSINESS IN THE STATE OF ILLINOIS.



*In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this 15TH day of FEBRUARY A.D. 2012 .*

*Jesse White*

SECRETARY OF STATE

Authentication #: 1204601734

Authenticate at: <http://www.cyberdriveillinois.com>