

# UNOFFICIAL COPY



Doc#: 1229735019 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/23/2012 11:30 AM Pg: 1 of 5

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## SPECIAL WARRANTY DEED

MAIL TO:

Jeffrey D. Friedman, Esq.  
Federman Steinfeld LLP  
350 North Orleans, Suite 950  
Chicago, IL 60654

NAME & ADDRESS OF TAXPAYER:

The 899 Building, LLC  
2421 Simpson Street  
Evanston, IL 60201

THE SPECIAL WARRANTY DEED is made as of the 3<sup>rd</sup> day of October, 2012, by **899 SKOKIE BLVD. LLC**, and Illinois limited liability company (the "Grantor"), to **THE 899 BUILDING, LLC**, an Illinois limited liability company (the "Grantee")

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, specially conveys and warrants to Grantee that certain real property, and all the improvements thereon, situated in the County of Cook, State of Illinois described on **Exhibit A** attached hereto (the "**Property**"), together with the hereditaments and appurtenances pertaining to such Property, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor in and to such Property, TO HAVE AND TO HOLD the Property, together with the foregoing appurtenances, forever, subject to the Permitted Exceptions listed on **Exhibit B**.

Grantor, for itself, and its successors, hereby covenants and agrees that it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered other than as provided in the Permitted Exceptions. Grantor further covenants and agrees, to the foregoing extent, to defend title to the Property against all persons lawfully claiming, by, through or under Grantor.

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SCY  
INT ABC

**EX 301-ET**

REAL ESTATE TRANSFER	10/09/2012
COOK	\$1,507.50
ILLINOIS:	\$3,015.00
<b>TOTAL:</b>	<b>\$4,522.50</b>



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**IN WITNESS WHEREOF**, Grantor has caused this Special Warranty Deed to be executed and delivered as of the day and year first above written.

**899 SKOKIE BLVD. LLC**, an Illinois limited liability company

By: *[Signature]*  
Grant D. Erickson, Manager

### ACKNOWLEDGMENT

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Grant D. Erickson, as Manager of **899 SKOKIE BLVD. LLC**, an Illinois limited liability company, 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 acknowledged that he signed, sealed and delivered said instrument, as his free and voluntary acts, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3rd day of October, 2012.

*Beth Rubel*

Notary Public

My Commission Expires:

11/5/12



Name and Address of Preparer:  
Christopher W. Cramer, Esq.  
Erickson-Papanek-Peterson-Rose  
1625 Shermer Road  
Northbrook, IL 60062

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## EXHIBIT A to Special Warranty Deed

### Legal Description

#### PARCEL 1:

LOTS EIGHT, NINE AND TEN IN BLOCK TWO AND ALL OF BLOCK THREE EXCEPTING THEREFROM THAT PART THEREOF LYING SOUTH OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID BLOCK THREE, 9.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID BLOCK THREE, TO A POINT IN THE EAST LINE OF SAID BLOCK THREE, 15.75 FEET NORTH OF THE SOUTHEAST CORNER OF SAID BLOCK THREE, IN HUGHES-BROWN-MOORE CORPORATION'S FIRST ADDITION TO NORTH SHORE VILLA, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION ELEVEN, TOWNSHIP FORTY-TWO NORTH, RANGE TWELVE, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH, THAT PORTION OF VACATED SUNSET RIDGE BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT TEN IN BLOCK TWO AFORESAID; THENCE EAST ALONG THE EXTENSION EAST OF THE NORTH LINE OF SAID LOT TEN, FOR A DISTANCE OF 20.0 FEET; THENCE SOUTH ALONG A LINE OF 20.0 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SUNSET RIDGE ROAD, SAID LINE BEING 30.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION ELEVEN, AFORESAID, FOR A DISTANCE OF 370.0 FEET; THENCE SOUTHWESTERLY TO A POINT ON SAID WEST LINE OF SUNSET RIDGE ROAD, SAID POINT BEING 15.75 FEET NORTH OF THE SOUTHEAST CORNER OF BLOCK THREE, AFORESAID; THENCE NORTH ALONG SAID WEST LINE OF SUNSET RIDGE ROAD, 380.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

ALL THAT PART OF VACATED SHERIDAN PLACE LYING WEST OF THE WEST LINE OF SUNSET RIDGE ROAD, EAST OF THE EAST LINE OF SKOKIE BOULEVARD AND LYING BETWEEN LOCKS 2 AND 3 IN HUGHES-BROWN-MOORE CORPORATION'S FIRST ADDITION TO NORTH SHORE VILLA, AFORESAID; EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 04-11-204-018-0000

Property Address: 899 Skokie Boulevard, Northbrook, Illinois 60062

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## **EXHIBIT B** **PERMITTED EXCEPTIONS**

1. TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.
2. EXISTING UNRECORDED LEASES IDENTIFIED IN THE RENT ROLL CERTIFIED TO GRANTEE AT CLOSING AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
3. LEASE MADE BY BANK OF WAUKEGAN AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 1, 1993 AND KNOWN AS TRUST NUMBER 3886 TO COOK INLET VOICESTREAM PCS LLC DATED OCTOBER 20, 1999, A MEMORANDUM OF WHICH WAS RECORDED MARCH 22, 2001 AS DOCUMENT NO. 0010229229, AND ALL RIGHTS AND OBLIGATIONS OF THE PARTIES THEREUNDER.
4. BUILDING LINES AS SHOWN ON PLAT OF HUGHES BROWN MOORES CORPORATION FIRST ADDITION TO NORTH SHORE VILLA AFORESAID.
5. EASEMENT FOR USE OF UNDERGROUND IMPROVEMENTS AND PUBLIC UTILITIES, AS SHOWN ON PLAT OF HUGHES BROWN MOORES CORPORATION FIRST ADDITION TO NORTH SHORE VILLA AFORESAID.
6. EASEMENT DATED JUNE 9, 1967 AND RECORDED JUNE 14, 1967 AS DOCUMENT 20166613.
7. RIGHTS OF THE MUNICIPALITY, THE STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO VACATED SUNSET RIDGE ROAD.
8. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES AS RESERVED IN ORDINANCE OF VACATION NO. 93-43 RECORDED DECEMBER 10, 1993 AS DOCUMENT 03013470.
9. EASEMENT FOR WATER SERVICE AS SHOWN ON PLAT OF CONSOLIDATION ATTACHED TO RESOLUTION NO. 93-R-104 OF THE VILLAGE OF NORTHEROOK RECORDED DECEMBER 10, 1993 AS DOCUMENT 03013471.
10. RIGHTS OF THE PUBLIC OR QUASI PUBLIC UTILITIES AS DISCLOSED BY SURVEY MADE BY MARCHESE AND SONS, INC. DATED AUGUST 6, 2012, JOB NO. 12-15637.
11. ENCROACHMENT OF TREES ONTO THE LAND ADJOINING BY VARIOUS DEGREES AS DISCLOSED BY SURVEY MADE BY MARCHESE AND SONS, INC. DATED AUGUST 6, 2012, JOB NO. 12-15637.

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12. VIOLATION OF THE BUILDING LINE BY THE BUILDING AS DISCLOSED BY SURVEY MADE BY MARCHESE AND SONS, INC. DATED AUGUST 6, 2012, JOB NO. 12-15637.

13. VILLAGE OF NORTHBROOK ORDINANCE NO. 06-62, RECORDED NOVEMBER 8, 2006 AS DOCUMENT 0631231064.

14. VILLAGE OF NORTHBROOK ORDINANCE NO. 2011-41, RECORDED JANUARY 10, 2012 AS DOCUMENT 1201039097.

15. NON-EXCLUSIVE EASEMENT RECORDED/FILED APRIL 30, 2008 AS DOCUMENT NO. 0312131121.

Property of Cook County Clerk's Office