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THIS DOCUMENT WAS )  
PREPARED BY: )

Brack Bryant, Esq. )  
Haynes and Boone, LLP )  
2323 Victory Avenue, Suite 700 )  
Dallas, Texas 75219 )

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HB 2727 Higgins, LLC )  
c/o Bridge Development Partners, LLC )  
350 W. Hubbard Street, Suite 450 )  
Chicago, IL 60654 )



Doc#: 1235613032 Fee: \$54.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/21/2012 01:59 PM Pg: 1 of 9

[This space reserved use by Recorder's Office.]

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), dated December 14, 2012 and effective as of December 14, 2012, is made by **WB 2727 HIGGINS, LLC**, an Illinois limited liability company (the "Grantor"), having an office at 88 Airport Road, Elgin, IL 60123, to **HB 2727 HIGGINS, LLC**, an Illinois limited liability company (the "Grantee"), having an office at 350 W. Hubbard Street, Suite 450, Chicago, IL 60654.

### WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, BARGAIN, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, (i) all of the real estate, situated in the County of Cook and State of Illinois commonly known as 2475 Touhy Avenue, Elk Grove Village, Cook County, Illinois (formerly known as 2727 East Higgins Road, Elk Grove Village, Cook County, Illinois) and legally described on **Exhibit A** attached hereto and made a part hereof together with all rights and appurtenances related thereto including all of Grantor's right, title and interest, if any, in and to any streets, alleys or rights-of-way which are adjacent to such land (collectively, the

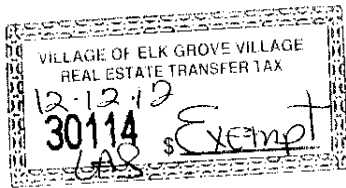
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“**Land**”) and (ii) all improvements located on the Land, including the building (the “**Building**”) and all other structures, parking areas, systems, utilities and all fixtures and other property owned by Grantor and located on the Land (collectively, the “**Property**”), subject only to those matters described on **Exhibit B** attached hereto and made a part hereof (the “**Permitted Exceptions**”).

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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, either in law or in equity, of, in and to the above described Property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Property, with the appurtenances, subject only to the Permitted Exceptions, unto the Grantee and its successors and assigns forever

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except for the Permitted Exceptions; and that it **WILL WARRANT AND FOREVER DEFEND** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions.

[Signature page follows]

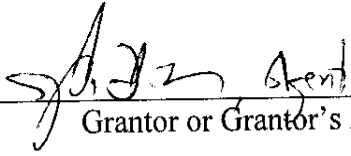




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THIS TRANSACTION IS EXEMPT UNDER SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31), PARAGRAPH E OF COOK COUNTY ORDINANCE 93-0-27, AND SECTION 3-2-5(F)(1)(d) OF THE ELK GROVE VILLAGE MUNICIPAL CODE .

Date: 12-12-12

By:  Agent  
Grantor or Grantor's Agent

Property of Cook County Clerk's Office

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## Exhibit A to Special Warranty Deed

### Legal Description

#### **COMMONLY KNOWN AS:**

2475 Touhy Avenue, Elk Grove Village, Cook County, Illinois  
(formerly known as: 2727 East Higgins Road, Elk Grove Village, Cook County, Illinois)

**Permanent Index Number: 08-26-410-006-0000**

**Permanent Index Number: 08-35-201-012-0000**

Lot 1 in Higgins and Touhy Subdivision being a re-subdivision of Lots 32 and 33 in Centex Industrial Park Unit No. 6, being a subdivision in Sections 26 and 35, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois and plat of subdivision recorded July 20, 2007 as Document 0720115111.

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## Exhibit B to Special Warranty Deed

### Permitted Exceptions

1. General real estate taxes for the year 2012 and subsequent years, not yet due and payable. Permanent Index Numbers 08-26-410-006-0000 and 08-35-201-012-0000.
  
2. Mortgage dated November 14, 2006 and recorded November 21, 2006 as Document No. 0632541191, made by 2727 Higgins LLC, a Delaware Limited Liability Company, to Principal Life Insurance Company, to secure a note for \$7,000,000.00.  
 Assignment of Mortgage to GA Higgins Road, LLC recorded March 12, 2012 as Document Number 1207216066.  
 Assignment of Mortgage to HS 2727 Capital, LLC, an Illinois Limited Liability Company recorded March 12, 2012 as Document Number 1207216067.  
 Assignment to WB 2727 Higgins, LLC, an Illinois Limited Liability Company recorded March 12, 2012 as Document Number 1207216068.
  
3. Assignment of Rents recorded November 21, 2006 as Document 0632541192 made by 2727 Higgins LLC, a Delaware Limited Liability Company to Principal Life Insurance Company.  
 Assignment of Mortgage to GA Higgins Road, LLC recorded March 21, 2012 as Document Number 1207216066.  
 Assignment of Mortgage to HS 2727 Capital, LLC, an Illinois Limited Liability Company recorded March 12, 2012 as Document Number 1207216067.  
 Assignment to WB 2727 Higgins, LLC, an Illinois Limited Liability Company recorded March 12, 2012 as Document Number 1207216068.
  
4. Security interest of Principal Life Insurance Company, secured party, in certain described chattels on the land, as disclosed by Financing Statement naming 2727 Higgins LLC, an Delaware Limited Liability Company as debtor and recorded November 21, 2006 as Document No. 0632541193.  
 Continuation recorded June 3, 2011 as Document 1115410090.  
 Assignment of Mortgage to GA Higgins Road, LLC recorded March 12, 2012 as Document Number 1207216066.  
 Assignment of Mortgage to HS 2727 Capital, LLC, an Illinois Limited Liability Company recorded March 12, 2012 as Document Number 1207216067.  
 Assignment to WB 2727 Higgins, LLC, an Illinois Limited Liability Company recorded March 12, 2012 as Document Number 1207216068.

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5. Building line as shown on plat of subdivision recorded December 8, 1961 as Document Number 18350756 and Document 0720115111 recorded July 20, 2007 over the South 25.00 feet and the northeasterly and northwesterly 25.00 feet of the land as shown on Survey dated December 12, 2011, last revised October 12, 2012, prepared by Gloria Jean Koter, Illinois Professional Land Surveyor No. 3323, with Land Surveying Services Inc.
6. Rights of Way and Easements of the public and quasi-public utilities, if any, in the designated set back areas between the building lines and the property lines, including public service wires and conduits for lighting, power and telephone, gas lines, sanitary sewer, storm sewer and water, and other facilities as reserved in Trustees Deed recorded March 30, 1962 as Document 18436949.
7. Easement in favor of the Commonwealth Edison Company, Ameritech, Cable Company, Nicor Gas, 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 recorded July 20, 2007 as Document No. 0720115111, affecting the South, northeasterly and northwesterly 25 feet, the southwesterly 20 feet, and the east and southeasterly 10 feet of the land as shown on Survey dated December 12, 2011, last revised October 12, 2012, prepared by Gloria Jean Koter, Illinois Professional Land Surveyor No. 3323, with Land Surveying Services Inc.
8. Storm Sewer Easement for the benefit of Lot 2 in aforesaid subdivision along the westerly line of the land, pursuant to plat of subdivision recorded July 20, 2007 as Document Number 0720115111 as shown on Survey dated December 12, 2011, last revised October 12, 2012, prepared by Gloria Jean Koter, Illinois Professional Land Surveyor No. 3323, with Land Surveying Services Inc.
9. Declaration of Easements dated June 28, 1962 and recorded July 5, 1962 as Document 18524141 relating to an easement in perpetuity for drainage purposes and the terms and conditions set forth therein as shown on Survey dated December 12, 2011 last revised October 12, 2012, prepared by Gloria Jean Koter, Illinois Professional Land Surveyor No. 3323, with Land Surveying Services Inc.
10. Terms conditions, covenants and restrictions contained in declaration of easement dated May 4, 2007 and recorded August 10, 2007 as Document 0722260011 made by 2727 Higgins, LLC, and Principal Life Insurance Company as follows:

#### Storm Sewer:

That part of Lot 1 and 2 in Higgins & Touhy Subdivision, being a subdivision in section 25 and 35, Township 41 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois bounded and described as follows:

Commencing at the most northwesterly corner of said Lot 1; thence North 41 degrees 45 minutes 06 seconds East, 3.58 feet along the South right of way line of Touhy Avenue also being the North line of said Lot 1 to the point of beginning; thence continuing North 41 degrees 45 minutes 06 seconds East 7.48 feet along said North line of said Lot 1; thence South 42 degrees 06 minutes 23 seconds East, 599.78 feet; thence South 47 degrees 08 minutes 10 seconds West, 9.00 feet; thence North 42 degrees 06 minutes 23 seconds West, 591.61 feet; thence North 30 degrees 19 minutes 18 seconds West, 7.65 feet to the point of beginning, all in Cook County, Illinois.

#### East Parking Area:

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That part of Lot 1 and Lot 2 in Higgins & Touhy Subdivision, being a subdivision in Section 26 and 35, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:

Beginning at the most northwesterly corner of said Lot 1, thence North 41 degrees 41 minutes 06 seconds East, 3.58 feet along the South right of way line of Touhy also being the North line of said Lot 1; thence South 30 degrees 19 minutes 18 seconds West, 7.65 feet; thence South 42 degrees 06 minutes 23 seconds East, 591.61 feet; thence South 47 degrees 08 minutes 10 seconds West, 2.00 feet to a point on the southeasterly corner of Lot 2; thence North 42 degrees 06 minutes 23 seconds West, 598.96 feet along the easterly line of said Lot 2 to the point of beginning, all in Cook County, Illinois.

Whereas, the declarant intends that Lot 1 shall be burdened with easements for the benefit of Lot 2 for the use of the Lot 1 access and parking area and for the use of the Storm Sewer.

Amendment to the declaration recorded February 1, 2012 as Document 1203216049.

11. Terms and conditions of the Memorandum of Amended License, made by and between 2727 Higgins Limited Liability Company, a Delaware Limited Liability Company and United States Cellular Operating Company of Chicago, Limited Liability Company, a Delaware Limited Liability Company recorded December 21, 2009 as Document 0935518011, for a period of 30 years commencing on June 1, 2004 and terminating on May 31, 2034.
12. Rights of way for railroads, switch tracks or spur tracks, if any, and right of the railroad company to the use, operation, maintenance and repair of same as shown on Survey dated December 12, 2011, last revised October 12, 2012, prepared by Gloria Jean Koter, Illinois Professional Land Surveyor No. 3323, with Land Surveying Services Inc.
13. Consequences, if any, of the following matters on the survey of Land Surveying Services, Inc., certified to by Gloria Jean Koter, Illinois Professional Land Surveyor No. 3323, dated December 12, 2011, last revised October 12, 2012:
  - a. Retaining wall encroaching over Southwest property line.
  - b. Sidewalk encroaching over Northeasterly property line.



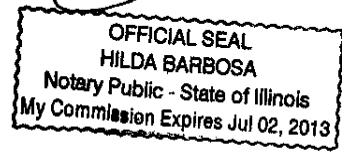
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## STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated 12/21, 2012 Signature [Signature]  
Grantor or Agent

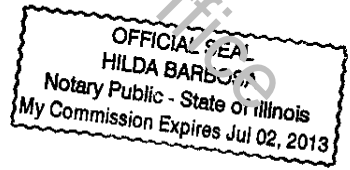
Subscribed and sworn to before  
me by the said [Signature] affiant  
this 21<sup>st</sup> day of December,  
2012  
Notary Public [Signature]



The grantee or his agent affirms and verified 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 acquired and hold title 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 12/21, 2012 Signature [Signature]  
Grantee or Agent

Subscribed and sworn to before  
me by the said [Signature] affiant  
this 21<sup>st</sup> day of December,  
2012.  
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identify 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)