



Doc#: 1236331057 Fee: \$50.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/28/2012 04:11 PM Pg: 1 of 7

8887142-2J
Tobacco

AFTER RECORDING RETURN TO:

INGRAM YUZEK GAINEN CARROLL & BERTOLOTTI, LLP
250 PARK AVENUE, 6TH FLOOR
NEW YORK, NEW YORK 10177
ATTENTION: DEBORAH N. KORMAN, ESQ.

MAIL FUTURE TAX BILLS TO:

Lake Center Industrial, LP
c/o Sentinel Real Estate Corporation
1251 Avenue of the Americas
New York, New York 10020

ABOVE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

The GRANTOR, LCP 1660/1780, L.L.C., a Delaware limited liability company, having an address of 5500 West Howard Street, Skokie, Illinois 60077, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand, by these presents does GRANT, SELL, CONVEY and WARRANT unto **Lake Center Industrial, LP**, a Delaware limited partnership, having an address c/o Sentinel Real Estate Corporation, 1251 Avenue of the Americas, New York, New York 10020, GRANTEE, all of Grantor's right, title and interest in and to that certain real property located in Cook County, Illinois, as more particularly described in **Exhibit A** attached hereto and made a part hereof, together with all buildings, improvements and fixtures located thereon as of the date hereof and all rights, privileges and appurtenances pertaining thereto (collectively, the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters listed on **Exhibit B** attached hereto and incorporated herein (the "Permitted Exceptions"), but only to the extent the same do, in fact, exist and are applicable to the Real Property as of the date hereof.

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anyway belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

[signature appears on following page]

S Y
P 2
S K
SC Y
INT Y

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EXHIBIT A

LEGAL DESCRIPTION

LOT 1 IN LAKE CENTER PLAZA NO. 3, A SUBDIVISION OF LOTS 3 TO 7 IN LAKE CENTER PLAZA, A RESUBDIVISION OF PART OF LOT 4 IN LINNEMAN'S DIVISION AND OF LOT 2 IN LAKE CENTER PLAZA RESUBDIVISION 2 IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED JULY 16, 2009 AS DOCUMENT 0819145106 IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 08-23-203-041-0000.

Common Address: 1780 Wall Street, Mount Prospect, Illinois 60056.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS AND RECIPROCAL GRANTS OF EASEMENTS DATED SEPTEMBER 29, 2008 AND RECORDED SEPTEMBER 30, 2009 AS DOCUMENT 0927331126 MADE BY AND BETWEEN LCP 1660/1780, L.L.C. AND C.V. LAND HOLDINGS, LLC, (WHICH REPLACES AND SUBSTITUTES DOCUMENTS 24594254 & 24594255) WHICH DOCUMENT WAS CORRECTED BY INSTRUMENT RECORDED JANUARY 22, 2010 AS DOCUMENT NO. 1002218050.

2. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED JUNE 20, 1978 AS DOCUMENT 24498918.

AFFECTS THE UNDERLYING LAND AND OTHER PROPERTY).

3. A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, COMMUNICATIONS, SEWER, WATER, GAS AND DRAINAGE SERVICE AS RESERVED FOR AND GRANTED IN PLAT OF SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118 TO THE VILLAGE OF MT. PROSPECT, OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE LAND SUBDIVIDED HEREON AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF MT. PROSPECT INCLUDING, BUT NOT LIMITED TO, THE COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY AND CABLENET, INC., THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, SUBJECT TO OBLIGATIONS TO RESTORE, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, GAS MAINS, SEWER AND WATER MAINS AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED UTILITY EASEMENT NO. 2 (OR U. E. NO. 2) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, OR UPON THE PROPERTY WITHIN THE DASHED LINES MARKED UTILITY EASEMENT NO. 2 (OR U.E. NO. 2) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. NO PERMANENT BUILDINGS OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID

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EASEMENTS, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

(AFFECTS THE WEST 10 FEET OF LOT 1 AND OVER A 15 FOOT STRIP OF LAND LOCATED OVER A PORTION OF THE EASTERLY LINE OF LOT 1 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, SEE PLAT FOR EXACT LOCATIONS).

4. AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED BY PLAT OF SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118, TO CABLENET, INC. ITS SUCCESSORS AND ASSIGNS SUBJECT TO OBLIGATIONS TO RESTORE, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF TELEVISION SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED UTILITY EASEMENT NO. 2 (OR U. E. NO. 2) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN OR UPON THE PROPERTY WITHIN THE DASHED LINES MARKED UTILITY EASEMENT NO. 2 (OR U. E. NO. 2) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

(AFFECTS THE WEST 10 FEET OF LOT 1 AND OVER A 15 FOOT STRIP OF LAND LOCATED OVER A PORTION OF THE EASTERLY LINE OF LOT 1 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, SEE PLAT FOR EXACT LOCATIONS).

5. EASEMENT OVER THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED UTILITY EASEMENT NO. 2 OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118.

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(AFFECTS THE WEST 10 FEET OF LOT 1 AND OVER A 15 FOOT STRIP OF LAND LOCATED OVER A PORTION OF THE EASTERLY LINE OF LOT 1 AND THE WEST 10 FEET AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, SEE PLAT FOR EXACT LOCATIONS).

6. A 10 FOOT DRAINAGE AND UTILITY EASEMENT AS SHOWN ON PLAT (DRAINAGE AND UTILITY EASEMENT NUMBER 2) RECORDED JULY 1, 1988 AS DOCUMENT 88291118 IN, UPON, UNDER, OVER AND ALONG THE FOLLOWING UNDERLYING LAND: THE WEST 10 FEET OF LOT 3; THE WEST 10 FEET OF LOT 4; THE WEST 10 FEET OF LOT 5; THE WEST 10 FEET OF LOT 6; THE WEST 10 FEET OF LOT 7 AND THE NORTH 10 FEET OF LOT 7.

(AFFECTS THE WEST 10 FEET OF LOT 1 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3).

7. A 30 FOOT BUILDING LINE AS SHOWN ON PLAT RECORDED JULY 1, 1988 AS DOCUMENT 88291118, OVER AND ALONG THE FOLLOWING UNDERLYING LAND: THE EASTERLY 30 FEET OF LOT 3, THE EASTERLY 30 FEET OF LOT 4; THE EASTERLY 30 FEET OF LOT 5; THE NORTHEASTERLY AND EASTERLY 30 FEET OF LOT 6; THE SOUTHEASTERLY 30 FEET OF LOT 7.

(AFFECTS THE EASTERLY LINES OF LOTS 1 AND 2 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3).

8. ACCESS EASEMENT AS SHOWN ON PLAT RECORDED JULY 1, 1988 AS DOCUMENT 88291118 UPON THE EASTERLY PORTION OF UNDERLYING LOT 1; AND THE EASTERLY PORTION OF UNDERLYING LOT 2.

(AFFECTS A PORTION OF LOT 1 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3).

9. ACCESS EASEMENT AS SHOWN ON PLAT OF LAKE CENTER PLAZA RECORDED JULY 1, 1988 AS DOCUMENT 88291118 GRANTED TO THE VILLAGE OF MOUNT PROSPECT FOR OPERATION AND MAINTENANCE OF CERTAIN PUBLIC UTILITIES SHOWN THEREON AS EASEMENT NUMBER 1 UPON THE AREAS DESIGNATED ON SAID PLAT AS "ACCESS EASEMENT".

(AFFECTS THE EASTERLY PORTION OF LOT 1 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3).

10. THE PLAT OF RESUBDIVISION RECORDED JULY 9, 2008 AS DOCUMENT NUMBER 0819145106 INCLUDES A CERTIFICATION BY THE SURVEYOR THAT THE LAND IS LOCATED WITHIN ZONE "X" DEFINED AS AREAS OUTSIDE OF THE 500-YEAR FLOOD PLAIN.

11. INGRESS AND EGRESS EASEMENT FOR THE USE AND BENEFIT BY THE PUBLIC,

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OWNERS AND OCCUPANTS AND ADJACENT PROPERTY OWNERS AND OCCUPANTS, AS GRANTED ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, RECORDED JULY 9, 2008 AS DOCUMENT 0819145106.

(AFFECTS THE NORTH LINE OF LOT 1).

12. EASEMENT IN FAVOR OF THE VILLAGE OF MOUNT PROSPECT, 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/FILED AS DOCUMENT NO. 0819145106, AFFECTING THOSE PORTIONS OF LOTS 1 AND 2 AS SHOWN WITHIN THE DOTTED LINES ON SAID PLAT AND MARKED "DRAINAGE AND UTILITY EASEMENT".

13. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AT&T AND COMCAST 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 WITH ELECTRICAL COMMUNICATIONS SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 0819145106, AFFECTING THOSE PORTIONS OF LOTS 1 AND 2 AS SHOWN WITHIN THE DOTTED LINES AND MARKED "UTILITY EASEMENT" ON SAID PLAT.

14. A 10 FOOT NICOR EASEMENT FOR THE PURPOSE OF SERVING THE LAND WITH GAS SERVICE AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3 RECORDED AS DOCUMENT 0819145106.

(AFFECTS LOT 1, SEE PLAT FOR EXACT LOCATION).

15. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ORDINANCE NO. 5617 AMENDING ORDINANCE NO. 3831 GRANTING A SPECIAL USE FOR LAKE CENTER PLAZA LOCATED AT 1630 WALL STREET, 500 ALGONQUIN ROAD, 300-301 LASALLE STREET AND 1698-1700 SOUTH ELMHURST ROAD, A COPY OF WHICH WAS RECORDED MARCH 19, 2007 AS DOCUMENT 0707815105 AND CORRECTED BY INSTRUMENT RECORDED JANUARY 2, 2008 AS DOCUMENT 0800260076.

16. RESOLUTION NO. R-01-12 APPROVING FINDINGS OF FACT FOR PROPERTY LOCATED AT 1780 WALL STREET, MOUNT PROSPECT, ILLINOIS RELATIVE TO VARIATIONS OF THE VILLAGE CODE OF MOUNT PROSPECT RECORDED APRIL 24, 2012 AS DOCUMENT 1211522070.