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Doc#: 1302404001 Fee: \$52.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/24/2013 08:30 AM Pg: 1 of 8

SPECIAL WARRANTY DEED

889331102404001
L079

THIS INDENTURE, made this 30 day of November, 2012, between VILLAGE CENTER DEVELOPMENT, INC., an Illinois corporation, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and CASCADE HOLDINGS, LLC, an Illinois limited liability company, Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of said company, by these presents does GRANT, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see legal description set forth on Exhibit A attached hereto).

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 the party of the first part, either in law or equity, of, in and to the below described Property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said real estate as described on Exhibit A attached hereto, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to: the matters set forth on Exhibit B attached hereto and made a part hereof.

This Special Warranty Deed is given by Grantor as a deed in lieu of foreclosure. Grantor acknowledges that it is expressly intended and agreed that the lien and security interest granted by Grantor to FirstMerit Bank, N.A. pursuant to that certain Mortgage made by Grantor and recorded on January 26, 2006, in the Cook County, Illinois Recorder's Office as Document No. 0602619038 shall remain in full force and effect and shall not merge with the interest acquired hereunder, but shall remain separate, distinct and continuing liens and security interests as therein provided.

Box 400-CTCC

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Manager, the day and year first above written.

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF the Real Estate Transfer Tax Law 35 ILCS 200/31-45, sub-paragraph L

Dated: November 30, 2012

GRANTOR:

VILLAGE CENTER DEVELOPMENT, INC.

By: [Signature]
Name: Harold Liesentfeld
Title: President

STATE OF ILLINOIS)
COUNTY OF DuPage)

) ss. ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Harold Liesentfeld personally known to be the PRESIDENT of Village Center Development, Inc., an Illinois corporation, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his own free and voluntary act of said entity, for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 30th day of November, 2012.

[Signature]
Notary Public



This instrument was prepared by:

Gary L. Plotnick
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603

AFTER RECORDING MAIL TO:

Gary L. Plotnick
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

First Merit Bank, N.A.
501 W. North Avenue
Melrose Park, IL 60160

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EXHIBIT "A"

UNIT NUMBERS 1A, 1B, 1C, 1D, 2D, 2E, 2F, 2H, 3A, 3D, 3E, 3F, 3H, 4A, 4C, 4D, B4A, B4C, P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, P12, P13, P14, P15, P16, L1, L2, L3, L8, L11, L12, L13,, L15, L17, L18, L20, L21, L22, L23, L24, L25, L26, L32, S1, S2, S3, S4 AND S5 IN THE RIVERSIDE VILLAGE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

LOT 1 (AND THE 16 FEET EAST OF AND ADJOINING SAID LOT 1) IN OWNERS RESUBDIVISION OF LOT 771 (EXCEPT THE SOUTHERLY 16 FEET THEREOF TAKEN FOR A STREET) AND LOTS 2-4 IN MILLER'S RESUBDIVISION OF LOT 2 IN SAID OWNER'S RESUBDIVISION IN BLOCK 5 IN THE 3RD DIVISION OF RIVERSIDE, BEING A SUBDIVISION IN THE WEST ½ OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED AS DOCUMENT 778587.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0814216057; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PIN #'S:

15-36-109-084-1001 - (1A)
 15-36-109-084-1002 - (1B)
 15-36-109-084-1003 - (1C)
 15-36-109-084-1004 - (1D)
 15-36-109-084-1008 - (2D)
 15-36-109-084-1009 - (2E)
 15-36-109-084-1010 - (2F)
 15-36-109-084-1012 - (2H)
 15-36-109-084-1014 - (3A)
 15-36-109-084-1017 - (3D)
 15-36-109-084-1018 - (3E)
 15-36-109-084-1019 - (3F)
 15-36-109-084-1021 - (3H)
 15-36-109-084-1023 - (4A)
 15-36-109-084-1025 - (4C)
 15-36-109-084-1026 - (4D)
 15-36-109-084-1027 - (B4A)
 15-36-109-084-1028 - (B4C)
 15-36-109-084-1029 - (L1)
 15-36-109-084-1030 - (L2)
 15-36-109-084-1031 - (L3)
 15-36-109-084-1036 - (L8)
 15-36-109-084-1039 - (L11)
 15-36-109-084-1040 - (L12)
 15-36-109-084-1041 - (L13)
 15-36-109-084-1043 - (L15)
 15-36-109-084-1045 - (L17)
 15-36-109-084-1046 - (L18)
 15-36-109-084-1048 - (L20)
 15-36-109-084-1049 - (L21)
 15-36-109-084-1050 - (L22)
 15-36-109-084-1051 - (L23)
 15-36-109-084-1052 - (L24)
 15-36-109-084-1053 - (L25)
 15-36-109-084-1054 - (L26)

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- 15-36-109-084-1060 - (L32)
- 15-36-109-084-1061 - (P1)
- 15-36-109-084-1062 - (P2)
- 15-36-109-084-1063 - (P3)
- 15-36-109-084-1064 - (P4)
- 15-36-109-084-1065 - (P5)
- 15-36-109-084-1066 - (P6)
- 15-36-109-084-1067 - (P7)
- 15-36-109-084-1068 - (P8)
- 15-36-109-084-1069 - (P9)
- 15-36-109-084-1070 - (P10)
- 15-36-109-084-1071 - (P11)
- 15-36-109-084-1072 - (P12)
- 15-36-109-084-1073 - (P13)
- 15-36-109-084-1074 - (P14)
- 15-36-109-084-1075 - (P15)
- 15-36-109-084-1076 - (P16)
- 15-36-109-084-1077 - (S1)
- 15-36-109-084-1078 - (S2)
- 15-36-109-084-1079 - (S3)
- 15-36-109-084-1080 - (S4)
- 15-36-109-084-1081 - (S5)

Common Address - 23 Long Common Road
 Riverside, Illinois 60546

COOK COUNTY
RECORDER OF DEEDS
 SCANNED BY _____

PROPOSED COOK COUNTY Clerk's Office

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EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR 2012 AND SUBSEQUENT YEARS.
2. CONSTRUCTION MORTGAGE, SECURITY AGREEMENT AND FIXTURE FINANCING STATEMENT DATED JANUARY 6, 2006 AND RECORDED JANUARY 26, 2006 AS DOCUMENT 0602619038 MADE BY VILLAGE CENTER DEVELOPMENT, INC., AN ILLINOIS CORPORATION TO MIDWEST BANK & TRUST COMPANY TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$10,000,000.00.

AMENDMENT RECORDED JUNE 6, 2006 AS DOCUMENT 0615654040 TO INCREASE INDEBTEDNESS TO \$10,964,200.00.

AMENDMENT MADE BY AND AMONG VILLAGE CENTER DEVELOPMENT INC., AN ILLINOIS CORPORATION; HAROLD LIESENFELT AND NICK MLADE (GUARANTOR) AND MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION RECORDED NOVEMBER 7, 2006 AS DOCUMENT 0631101261 TO INCREASE INDEBTEDNESS TO \$12,160,000.00.

SECOND AMENDMENT RECORDED APRIL 23, 2009 AS DOCUMENT 0911541020

ASSIGNED TO FIRSTMERIT BANK, N.A. BY ASSIGNMENT OF MORTGAGE RECORDED MARCH 17, 2011 AS Document Number 1107639043
3. ASSIGNMENT OF LEASES AND RENTS RECORDED JANUARY 26, 2006 AS DOCUMENT 0602619039 TO MIDWEST BANK AND TRUST COMPANY.

AMENDMENT RECORDED JUNE 6, 2006 AS DOCUMENT 0615654040.

AMENDMENT MADE BY AND AMONG VILLAGE CENTER DEVELOPMENT INC., AN ILLINOIS CORPORATION; HAROLD LIESENFELT AND NICK MLADE (GUARANTOR) AND MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION RECORDED NOVEMBER 7, 2006 AS DOCUMENT 0631101261.

ASSIGNED TO FIRSTMERIT BANK, N.A. BY ASSIGNMENT OF ASSIGNMENT OF RENTS RECORDED MARCH 17, 2011 AS DOCUMENT NUMBER 1107639044.
4. SECURITY INTEREST OF MIDWEST BANK AND TRUST COMPANY, SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT NAMING VILLAGE CENTER DEVELOPMENT, INC AS DEBTOR AND RECORDED JANUARY 26, 2006 AS DOCUMENT NO. 0602619040. ASSIGNED TO FIRSTMERIT BANK, N.A. BY UCC FINANCING STATEMENT AMENDMENT RECORDED OCTOBER 29, 2010 AS DOCUMENT NUMBER 1030234000.

CONTINUED BY UCC FINANCING STATEMENT AMENDMENT RECORDED DECEMBER 16, 2010 AS DOCUMENT NUMBER 1035034010.
5. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 21, 2008 AS DOCUMENT NO. 0814216057, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.

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6. EASEMENT FOR INGRESS AND EGRESS RECORDED APRIL 21, 2008 AS DOCUMENT NUMBER 0811222116 AFFECTING A PORTION OF THE NORTH LINE OF THE LAND, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
7. THE LAND IS SUBJECT TO PRIVATE, PUBLIC, AND UTILITY EASEMENTS, ROADS AND HIGHWAYS, PARTY WALL RIGHTS AND AGREEMENTS, IF ANY, AS CONTAINED IN DEED REGISTERED AS DOCUMENT 2756322, AND AS MEMORIALIZED ON SAID CERTIFICATE OF TITLE.
8. A 5 FOOT BUILDING LINE ON THE SOUTHERLY END OF LOT 1 AFORESAID AND 10 FOOT BUILDING LINE ON THE WESTERLY END OF LOT 1 AFORESAID AS SHOWN ON THE PLAT OF SAID OWNER'S RESUBDIVISION FILED IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 17, 1937 AS LR778587.
9. COVENANTS CONTAINED IN THE DEED TO W.H. WRIGLEY RECORDED JANUARY 10, 1871 AS DOCUMENT 79598 THAT LOT BE USED FOR DWELLING PURPOSES ONLY.
10. EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF CITY OF RIVERSIDE AS CREATED BY PLAT OF INGRESS & EGRESS RECORDED JANUARY 26, 2006 AS DOCUMENT 0602619036 OVER AND UPON THAT PART OF PARCEL 3 DESCRIBED AS FOLLOWS:

 THAT PART OF LOTS 3 AND 4 IN MILLER'S RESUBDIVISION AFORESAID DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 10 DEGREES 15 MINUTES 04 SECONDS EAST 102.83 FEET TO THE NORTH RIGHT OF WAY OF BURLINGTON STREET; THENCE SOUTH 80 DEGREES 15 MINUTES 08 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY 24.00 FEET; THENCE NORTH 10 DEGREES 15 MINUTES 04 SECONDS WEST 110.40 FEET; THENCE NORTH 25 DEGREES 38 MINUTES 20 SECONDS EAST 9.22 FEET; THENCE SOUTH 85 DEGREES 50 MINUTES 45 SECONDS EAST 25.46 FEET TO THE NORTHEAST CORNER OF LOT 3; THENCE SOUTH 25 DEGREES 38 MINUTES 20 SECONDS WEST 9.94 FEET TO THE POINT OF BEGINNING.
11. NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY RECORDED JUNE 9, 2003 AS DOCUMENT NUMBER 0316031050.
12. BUILDING LINE AS SHOWN ON THE PLAT OF SAID SUBDIVISION OF MILLERS RESUBDIVISION AFORESAID, OVER THE SOUTH 5.00 FEET.
13. PUBLIC UTILITY EASEMENT IN LOT 3 AS SHOWN ON THE PLAT OF MILLERS RESUBDIVISION, AFORESAID, OVER THE WEST 5.00 FEET OF 50.32 FEET (SAID 50.32 FEET BEING MEASURED SOUTHERLY FROM THE MOST WESTERLY LINE OF LOT 3 BEGINNING AT AN INTERSECTION OF SAID WESTERLY LINE AND THE SOUTH LINE OF LOT 1) AND OVER THE NORTH 5.00 FEET OF THE MOST WESTERLY 39.50 FEET (SAID NORTH 5.00 FEET BEING MEASURED SOUTHERLY FROM THE POINT OF INTERSECTION REFERRED TO IMMEDIATELY ABOVE), AND OVER THE WEST 5.00 FEET OF THE MOST NORTHERLY 38.94 FEET OF THE LAND (AS MEASURED ALONG THE MOST EASTERLY LINE OF LOT 1) AND OVER THE NORTH 10 FEET OF THE MOST NORTHERLY LINE OF SAID LOT 3 AND OVER THE EAST FIVE FEET OF LOT 2.
14. ENCROACHMENT OF THE 4 STORY BUILDING LOCATED MAINLY ON THE LAND ONTO THE EASEMENT AS SHOWN ON THE PLAT OF SURVEY NUMBER 3051 PREPARED BY MORRISON SURVEYING CO., INC. DATED 2008 AND THE PLAT OF MILLER'S RESUBDIVISION
15. RIGHTS OF THE CHICAGO TELEGRAPH COMPANY ALONG AND UNDER STREETS, ALLEYS AND PUBLIC WAYS AND PARKWAYS IN THE VILLAGE OF RIVERSIDE AS PER DOCUMENT 3021826.

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16. OVERHEAD TELEPHONE AND ELECTRIC LINES, AS DISCLOSED BY SURVEY.
17. BUILDING LINE(S) AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 24201700, AFFECTING THE WEST 10.00 FEET OF THE LAND.
18. TERMS, CONDITIONS, AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY RECORDED JULY 11, 2006 AS DOCUMENT 0619254207 RELATING TO ILLINOIS EPA NO.: 0312675029; LUST INCIDENT NO.: 20060407.
19. EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF LAND NORTH AND ADJOINING, AS CREATED BY PLAT RECORDED APRIL 21, 2008 AS DOCUMENT 0811222115.

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STATEMENT BY GRANTOR AND GRANTEE

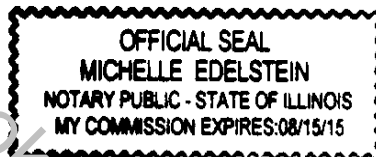
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: November 30, 2012

Scott D. Beck, as agent
Grantor or Grantor's Agent

Subscribed and sworn to before me
by said agent this 30th day
of November, 2012.

Michelle Edelstein
Notary Public



The grantee or her 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: November 30, 2012

Scott D. Beck, as agent
Grantee or Grantee's Agent

Subscribed and sworn to before me
by said agent this 30th day
of November, 2012.

Michelle Edelstein
Notary Public

