



Doc#: 1307741026 Fee: \$48.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/18/2013 09:55 AM Pg: 1 of 6

This Instrument Prepared By:  
Rachel D. Wanroy  
Burke, Warren, MacKay,  
& Serritella, P.C.  
330 North Wabash Avenue  
21st Floor  
Chicago, IL 60611

Upon Recordation Mail To:  
Holland & Knight LLP  
131 South Dearborn Street, Suite 3000  
Chicago IL 60603  
Attn: James T. Mayer

8917881 James D/2014

**SPECIAL WARRANTY DEED**

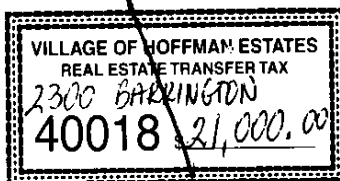
THIS INDENTURE made as of this 28<sup>th</sup> day of February, 2013, between **MEPT BARRINGTON POINTE LLC**, a Delaware limited liability company, c/o NewTower Trust Company, Three Bethesda Metro Center, Suite 1600, Bethesda, Maryland 20814 (the "Grantor"), and **TR GREENSPPOINT, LLC**, a Delaware limited liability company, c/o LPC Realty Advisers I. Ltd., 120 N. LaSalle Street, Suite 1750, Chicago, Illinois 60602 (the "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto the Grantee, and to their successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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 Grantor, either at law or in equity, of, in and to the above-described premises, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, upon the Grantee, its successors and assigns forever.

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

Box 400-CTCC



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



**MEPT BARRINGTON POINTE LLC**, a Delaware limited liability company

By: NewTower Trust Company, as Trustee of the NewTower Trust Company Multi-Employer Property Trust, a collective investment fund operating under 12 C.F.R. §9.18

Its: Manager



By: \_\_\_\_\_  
 Name: David B. Keto  
 Title: Chief Operating Officer  
 Date: \_\_\_\_\_

REAL ESTATE TRANSFER	03/07/2013
 	
COOK	\$3,500.00
ILLINOIS:	\$7,000.00
<b>TOTAL:</b>	<b>\$10,500.00</b>
06-01-200-015-0000   20130201607652   3SDLMG	

STATE OF MARYLAND )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David B. Keto personally known to me to be the Chief Operating Officer of NewTower Trust Company, as Trustee of the NewTower Trust Company Multi-Employer Property Trust as the manager of **MEPT BARRINGTON POINTE LLC**, a Delaware limited liability company, 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 acknowledged that as such Chief Operating Officer he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

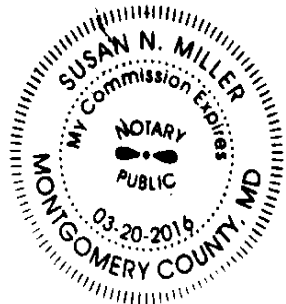
Given under my hand and official seal, this 25 day of February, 2013.

Commission expires March 20, 2016

Susan N. Miller  
 Notary Public

SEND SUBSEQUENT TAX BILLS TO:

TR GREENSPPOINT LLC  
120 N. LASALLE ST  
CHICAGO, IL 60602



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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

LOT 1 IN BARRINGTON POINTE SUBDIVISION IN THE EAST ½ OF FRACTIONAL SECTION 1, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106425, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 AS CREATED BY DEED RECORDED DECEMBER 27, 1985 AS DOCUMENT 85341166. AND AS SHOWN ON THE PLAT OF BARRINGTON POINTE SUBDIVISION AFORESAID OVER AND ACROSS THE FOLLOWING DESCRIBED LAND: THAT PART OF THE EAST ½ OF THE EAST ½ OF FRACTIONAL SECTION 1, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF HIGGINS ROAD AS DEDICATED BY INSTRUMENT RECORDED MARCH 27, 1941 AS DOCUMENT 12647603, WITH THE WEST LINE OF BARRINGTON ROAD AS DEDICATED BY INSTRUMENT RECORDED JULY 8, 1932 AS DOCUMENT 11113016; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF BARRINGTON ROAD BEING A LINE 50.0 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE EAST LINE OF SAID FRACTIONAL SECTION 1, 446.91 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE PERPETUAL EASEMENT FOR HIGHWAY PURPOSES AS PER WARRANTY DEED DATED MAY 31, 1957 AND RECORDED JUNE 10, 1957, AS DOCUMENT 16916933; THENCE WESTERLY ALONG SAID LAST DESCRIBED LINE, BEING A LINE AT RIGHT ANGLES TO SAID WEST LINE OF BARRINGTON ROAD, 30.0 FEET TO THE WEST LINE OF SAID PERPETUAL EASEMENT; THENCE NORTHERLY ALONG SAID LAST DESCRIBED LINE BEING A LINE 80.0 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE EAST LINE OF SAID FRACTION SECTION 1, 195.60 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID LAST DESCRIBED PARALLEL LINE 54.0 FEET; THENCE WESTERLY AT RIGHT ANGLES TO SAID LAST DESCRIBED PARALLEL LINE 130.03 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 54.0 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE 130.03 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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**PARCEL 3:**

THE NON-EXCLUSIVE EASEMENT FOR DETENTION, RETENTION AND STORM SEWERS, PARKING AND INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS CONTAINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 87106425.

COMMONLY KNOWN AS: 2300 N. BARRINGTON ROAD, HOFFMAN ESTATES, ILLINOIS *60169*  
PERMANENT INDEX #06 01 200 015 0000

**PARCEL 4:**

OUTLOT A IN BARRINGTON POINTE RESUBDIVISION NO. 1, IN THE EAST ONE HALF (½) OF FRACTIONAL SECTION 1. TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 23, 1996 AS DOCUMENT 96808122, IN COOK COUNTY, ILLINOIS.

PI #: 06-01-200-031-0000

Property of Cook County Clerk's Office

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## EXHIBIT B PERMITTED EXCEPTIONS

1. General Real Estate Taxes for the year 2012 second installment and subsequent years not yet due and payable.
2. Existing unrecorded leases and all rights thereunder of the tenants, as tenants only with no rights of first refusal or option to purchase and of any person or party claiming by, through or under the tenants.
3. 10 foot wide utility easement as shown on Plat of Barrington Pointe Subdivision recorded February 24, 1987 as document 87106425. (Affects Parcel 1)
4. Easements for detention/retention and storm sewers, parking and ingress and egress as contained in the Declaration of Easements recorded February 24, 1987 as document 87106425 as amended June 4, 1987 and recorded June 8, 1987 as document 87310605. (Affects Parcel 1, 2 and 3)
5. Easement for public utilities as shown on Plat of Barrington Pointe Subdivision recorded February 24, 1987 as document 87106425. (Affects Parcel 2)
6. Easement for public utilities over the south 25 feet of the north 80 feet of detention/retention area on Plat of Barrington Pointe Subdivision recorded February 24, 1987 as document 87106425. (Affects Parcel 3)
7. 10 foot wide easement granted to Commonwealth Edison Company and Illinois Bell Telephone Company for telephone and electric service recorded as document 86149990. (Affects Parcel 1)
8. Easement granted to LaQuinta Motors Inns, Inc. for sign and maintenance thereof recorded February 24, 1987 as document 87106392 and re-recorded September 28, 1988 as document 88446130. (Affects Parcel 1)
9. Easement granted to Commonwealth Edison Company and Illinois Bell Telephone Company for telephone and electric service recorded on April 22, 1988 as document 88170020. (Affects Parcel 3)
10. Easement granted to Commonwealth Edison Company for electric service recorded as document 89164083. (Affects Parcel 3)
11. Easement granted to Village of Hoffman Estates recorded as document 89540841. (Affects Parcel 3)
12. Easement granted to Illinois Bell Telephone Company for telephone service recorded as document 88027466. (Affects Parcel 3)
13. Easement granted to Commonwealth Edison Company for electric service recorded as document 97196534. (Affects Parcel 1)
14. Easement granted to Secretary of the Department of Transportation recorded December 12, 2002, as document 0021374334. (Affects Parcel 1)
15. Encroachment of the Commonwealth Edison transformer onto the property southwesterly and adjoining as disclosed by survey made by Edward J. Molloy and Associates Ltd., dated February 1, 2013, as order number 130011.1. (Affects Parcel 1)
16. Encroachment of the southwesterly portion of the building onto the easement recorded as document 86149990 as disclosed by survey made by Edward J. Molloy and Associates Ltd., dated February 1, 2013, as order number 130011.1. (Affects Parcel 1)
17. Rights of parties in possession as disclosed by sign located along the east line of the land approximately 300 feet north of the south line as disclosed by survey made by Edward J.

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- Molloy and Associates Ltd., dated February 1, 2013, as order number 130011.1. (Affects Parcel 1)
18. Rights of the public or quasi public utilities as disclosed by survey made by Edward J. Molloy and Associates Ltd., dated February 1, 2013, as order number 130011.1. (Affects Parcel 1)
  19. Terms, provisions and conditions relating to the easements described in Parcels 2 and 3 contained in the instrument creating such easements and the rights of the adjoining owners to the concurrent use of the easements.
  20. Non-exclusive easement for detention, retention and storm sewers, parking and ingress and egress as contained in the Declaration of Easements recorded as document 87106425. (Affects Parcel 4)
  21. Easement for ingress and egress in favor of Parcel 1 over Parcel 4 as created by deed recorded December 27, 1985 as document 85341166. (Affects Parcel 4).
  22. Easement for ingress and egress and public utilities as shown on plat recorded October 23, 1996 as document 96808122. (Affects Parcel 4)