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13171350110

Doc#: 1317135011 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/20/2013 09:23 AM Pg: 1 of 3

CT

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Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 21 day of May, 2013 between **CF III Melvin Northbrook LLC, a Delaware limited liability company**, of Rosemont, Illinois ("Grantor") and **VMV Asset Management-II, LLC, an Illinois limited liability company**, of 900 Skokie Blvd., Suite 220, Northbrook, Illinois 60062 ("Grantee"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

Lot 12 in North Suburban Industrial Park Unit No. 1 in the subdivision of the South 1/2 of the Northeast 1/4 of Section 5, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

PINS: 04-05-202-041, 04-05-202-042, 04-05-202-043

Commonly known as: 237 Melvin Drive, Northbrook, Illinois

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 in law or 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, unto the Grantee and 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, WILL WARRANT AND DEFEND, subject to those exceptions set forth on attached Exhibit A.

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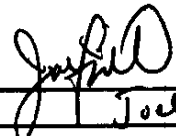
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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

CF III Melvin Northbrook LLC, a
Delaware limited liability company

By: DCJ Management, LLC, a Delaware
limited liability company, Manager

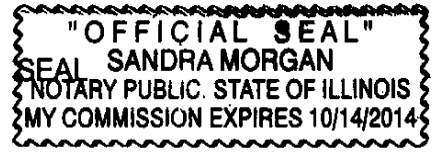
By: 
Name: Joel Friedland
Title: Manager

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STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that JOEL FRIEDLAND, Manager of DCJ Management, LLC, a Delaware limited liability company, the Manager of CF III Melvin Northbrook 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 he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes set forth.

Given under my hand and notarial seal on this 21 day of May, 2013.






Notary Public

This document was prepared by:

Scott L. David, Esq.
Much Shelist, P.C.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

After recording mail to:

Mitchell B. Ruchim, Esq.
3000 Dundee Road, Suite 415
Northbrook, Illinois 60062

REAL ESTATE TRANSFER		05/23/2013
	COOK	\$437.50
	ILLINOIS:	\$875.00
	TOTAL:	\$1,312.50
04-05-202-041-0000 20130501606381 TXZMOG		

Send subsequent tax bills to:

VMV Asset Management-II, LLC
900 Skokie Blvd., St. 220
Northbrook, Illinois 60062

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EXHIBIT A

Subject to the following exceptions:

1. Taxes for the second installment of 2012 and subsequent years.
2. Annual maintenance assessment of Northfield Drainage District.
3. A 30 foot building line along the west line of the land as shown on the plat of said subdivision recorded September 25, 1967 as Document 20270612.
4. Grant of easement to the Commonwealth Edison Company and the Illinois Bell Telephone Company along the South 5 feet of the West 315 feet of Lot 12 and also the West 10 feet of the North 10 feet of said Lot 12, by Old Orchard Bank and Trust Company of Skokie as Trustee under Trust Agreement dated August 11, 1967 and known as Trust Number 6709, grant dated December 23, 1967 and recorded December 29, 1967 as Document 20367884.
5. Rights of public or quasi-public utilities, if any, in the land.
6. Terms and conditions of the Non-Exclusive Easement Agreement made by the First National Bank of Highland Park, as Trustee under Trust Agreement dated November 4, 1981 and known as Trust Number 3268 to the Village of Northbrook, an Illinois municipal corporation recorded July 21, 1983 as Document 26698559.
7. Acts done or suffered by Grantee.