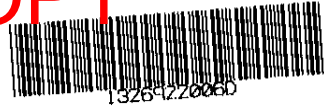


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2all 20130420
PREPARED BY: 8930721

Doc#: 1326922006 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/26/2013 09:21 AM Pg: 1 of 8

Thomas G. Jaros, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602

WHEN RECORDED
RETURN TO:

Thomas A. McCarthy, Esq.
Quarles & Brady LLP
300 North LaSalle Street
Suite 4000
Chicago, Illinois 60654

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

THE GRANTOR, DIV WOODFIELD GARDENS PROPERTY, LLC, a Massachusetts limited liability company, whose address is c/o The Davis Companies, 125 High Street, 21st Floor, Boston, MA 02110, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to CMIF WOODFIELD CROSSING LLC, a Delaware limited liability company, whose address is 815 DuPont Highway, Dover, Delaware 19901, all interest in the Real Estate legally described on **EXHIBIT A** attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on **EXHIBIT B**.

Common Address: 4700 Arbor Drive, Rolling Meadows, Illinois 60008

PINs: 07-12-203-007-0000; 07-12-203-008-0000; 07-12-203-011-0000; 07-12-203-012-0000

[Signatures on next page]

REAL ESTATE TRANSFER	09/20/2013
COOK	\$28,500.00
ILLINOIS:	\$57,000.00
TOTAL:	\$85,500.00



07-12-203-007-0000 | 20130901603232 | LGP5XX

CITY OF ROLLING MEADOWS, IL REAL ESTATE TRANSFER STAMP	
DATE	9-23-13 \$ 171,000.00
ADDRESS	4700 Arbor Dr 10550 Initial [Signature]

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 1 OF RAMLIN ROSE ESTATES UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1965 AS DOCUMENT NO. 19394286, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 (EXCEPT THAT PART OF SAID LOT 2 LYING EASTERLY OF A LINE WHICH BEGINS AT A POINT ON THE NORTHERNMOST LINE OF SAID LOT WHICH IS 157.88 FEET EASTERLY FROM THE NORTHERNMOST CORNER OF SAID LOT AND RUNS THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS EAST, A DISTANCE OF 183.34 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT) OF RAMLIN ROSE ESTATE UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1965 AS DOCUMENT NO. 19394286, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THAT PART OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST CORNER OF LOT 2 OF RAMLIN ROSE ESTATES UNIT NO. 1, RECORDED MARCH 1, 1965 AS DOCUMENT NO. 19394286; THENCE EASTWARD, ALONG THE NORTHERNMOST LINE OF SAID LOT 2, SOUTH 84 DEGREES 18 MINUTES 00 SECONDS EAST, A DISTANCE OF 157.88 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS EAST, A DISTANCE OF 183.34 FEET; THENCE SOUTH 74 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 372.19 FEET; THENCE SOUTH 05 DEGREES 57 MINUTES 00 SECONDS EAST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 84 DEGREES 53 MINUTES 50 SECONDS WEST, A DISTANCE OF 566.67 FEET; THENCE NORTH 08 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 66.00 FEET; THENCE SOUTH 81 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 95 FEET; THENCE SOUTH 12 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 422.02 FEET; THENCE SOUTH 84 DEGREES 31 MINUTES 25 SECONDS EAST, A DISTANCE OF 884.92 FEET; THENCE NORTH 48 DEGREES 17 MINUTES 22 SECONDS EAST, A DISTANCE OF 166.73 FEET; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE SOUTHEAST, OF 492.50 FEET IN RADIUS, HAVING A CHORD LENGTH OF 78.51 FEET ON A BEARING OF NORTH 35 DEGREES 08 MINUTES 48 SECONDS EAST, FOR AN ARC LENGTH OF 78.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 30 DEGREES 34 MINUTES 31 SECONDS EAST, A DISTANCE OF 66.17 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE NORTHWEST OF 420.50 FEET IN RADIUS, FOR AN ARC LENGTH OF 93.14 TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE NORTHWEST, OF 320.50 FEET IN RADIUS, FOR AN ARC LENGTH OF

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132.96 FEET TO A POINT OF TANGENCY; THENCE NORTH 67 DEGREES 02 MINUTES 11 SECONDS EAST, A DISTANCE OF 89.20 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE SOUTHEAST, OF 120.39 FEET IN RADIUS, FOR AN ARC LENGTH OF 133.63 FEET TO A POINT OF TANGENCY; THENCE NORTH 03 DEGREES 26 MINUTES 34 SECONDS EAST, A DISTANCE OF 721.27 FEET TO THE MOST EASTERLY CORNER OF THE TRACT OF LAND CONVEYED BY DEED RECORDED NOVEMBER 14, 1984 AS DOCUMENT NO. 27336988; THENCE NORTH 89 DEGREES 06 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 310.03 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS WEST, A DISTANCE OF 120.76 FEET; THENCE NORTH 68 DEGREES 30 MINUTES 23 SECONDS WEST, A DISTANCE OF 230.74 FEET; THENCE SOUTH 5 DEGREES 29 MINUTES 38 SECONDS EAST, A DISTANCE OF 388.44 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs: 07-12-203-007-0000
07-12-203-008-0000
07-12-203-011-0000
08-07-203-012-0000

ADDRESS: 4700 Arbor Drive, Rolling Meadows, Illinois 60008

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EXHIBIT B

1. REAL ESTATE TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.
2. EASEMENTS GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY AS CREATED BY THE PLAT OF DEDICATION OF UTILITY EASEMENTS RECORDED JUNE 24, 1965 AS DOCUMENT NO. 19506429 OVER ALL OF LOTS 1 AND 2, EXCEPT THOSE AREAS DESIGNATED AS NON-EASEMENT AREA ON THE PLAT OF RAMLIN ROSE ESTATES UNIT NO. 1, AFORESAID, RECORDED MARCH 1, 1965 AS DOCUMENT NO. 19394286.
3. EASEMENT FOR DRAINAGE PURPOSES OVER THAT PART OF PARCEL 3 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12 A DISTANCE OF 391.20 FEET; THENCE SOUTHEASTERLY ON A LINE FORMING AN ANGLE OF 95 DEGREES, 51 MINUTES, 35 SECONDS TO THE RIGHT WITH SAID WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12 A DISTANCE OF 1097.38 FEET; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 47 DEGREES, 11 MINUTES, 13 SECONDS TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 560.0 FEET FOR A PLACE OF BEGINNING; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 90 DEGREES TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 150 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 70 FEET; THENCE SOUTHWESTERLY (SIC) (SHOULD BE SOUTHEASTERLY) AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 150 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 70 FEET TO THE PLACE OF BEGINNING, AS GRANTED BY DEED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION DATED AUGUST 6, 1957 AND RECORDED AUGUST 9, 1957 AS DOCUMENT NO. 16981758.
4. EASEMENT IN FAVOR OF CITY OF ROLLING MEADOWS AND ROLLING MEADOWS FIRE PROTECTION DISTRICT FOR THE PURPOSE OF FIRE LANE FOR INGRESS AND EGRESS RECORDED/FILED SEPTEMBER 26, 1967 AS DOCUMENT NO. 20272668 AFFECTING THE 16 FOOT WIDE STRIP RUNNING GENERALLY EAST-WEST THROUGH THE LAND AS MORE SPECIFICALLY SHOWN ON THE PLAT ATTACHED AS EXHIBIT A TO SAID INSTRUMENT, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
5. EASEMENT IN FAVOR OF THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO FOR THE PURPOSE OF INTERCEPTING SEWER (UPPER SALT CREEK INTERCEPTING SEWER NO. 3, CONTRACT NO. 68-4-6-2S) RECORDED/FILED AUGUST 31, 1970 AS DOCUMENT NO. 21252158.
6. TERMS OF THE DECLARATION OF COVENANTS BY LASALLE NATIONAL BANK TRUST NO. 106823, WOODFIELD GARDENS ASSOCIATES, AND WHBCF REAL ESTATE, L.L.C., RECORDED OCTOBER 26, 1998 AS DOCUMENT NO. 98960736. THIS IS IN REFERENCE TO A NONDISCRIMINATION COVENANT AS MORE FULLY SET FORTH THEREIN, WHICH SHALL EXPIRE ON DECEMBER 1, 2019.
7. TERMS, PROVISIONS AND CONDITIONS OF ORDINANCE NUMBER 361 DISCONNECTING CERTAIN TERRITORY FROM THE ROLLING MEADOWS PARK DISTRICT RECORDED MAY 28, 2009 AS DOCUMENT 914829039.
8. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED IN ORDINANCE NUMBER 09-05-6P DISCONNECTING THE WOODFIELD GARDEN APARTMENT CLUBHOUSE PARCEL FROM THE SCHAUMBURG PARK DISTRICT RECORDED MAY 28, 2009, AS DOCUMENT 0914831079.

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9. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES, AS TENANTS ONLY, HAVING NO OPTIONS TO PURCHASE OR RIGHTS OF FIRST REFUSAL, AS DISCLOSED BY RENT ROLL DATED SEPTEMBER ____, 2013.
10. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA (SPECIAL SERVICE AREA NO. 4. (WOODFIELD GARDENS AND MEADOW SQUARE SHOPPING CENTER) AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 0735349013, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
11. TERMS, PROVISIONS AND CONDITIONS OF ORDINANCE NUMBER 11-03-3P DISCONNECTING THE EAST APARTMENT PARCEL OF THE WOODFIELD GARDENS APARTMENT COMPLEX FROM THE SCHAUMBURG PARK DISTRICT RECORDED APRIL 18, 2011 AS DOCUMENT 1110829068.
12. THE FOLLOWING SURVEY MATTERS AS DISCLOSED BY SURVEY PREPARED BY WILLS PUFKE KELSEY ASSOCIATES LTD DATED _____, 2013 KNOWN AS PROJECT NO. 130139:
 - a. ENCROACHMENTS OF PARKING SPACES LOCATED MAINLY ON THE LAND AND ONTO ARBOR DRIVE.
 - b. ENCROACHMENT OF THE 2 REFUSE AREAS WITH FENCES LOCATED MAINLY ON THE LAND AND ONTO THE PROPERTY EAST AND ADJOINING (ARBOR DRIVE) BY AN UNDISCLOSED AMOUNT.
 - c. ENCROACHMENT OF STORM SEWER LINE THROUGH THE NORTHWEST CORNER OF THE APARTMENT BUILDING KNOWN AS 4726.
 - d. ENCROACHMENT OF THE WATERMAIN RUNNING THROUGH THE MAINTENANCE BUILDING AND POOL.
 - e. DRAIN GRATE LOCATED ALONG THE NORTH LINE OF PARCEL 3.
 - f. POSSIBLE UNRECORDED EASEMENTS FOR INGRESS AND EGRESS, WITH THE PROPERTY TO THE NORTH.

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PLAT ACT AFFIDAVIT

State of Massachusetts)
) :ss
 County of Suffolk)

Jonathan G. Davis, being duly sworn on oath, states that he has an office address at 125 High Street, 21st Floor, Boston Massachusetts and that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 or
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

[Signatures begin on next page]

