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PREPARED BY AND

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Doc#: 1330216041 Fee: \$48.00
RHSP Fee:\$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/29/2013 12:18 PM Pg: 1 of 6

WHEN RECORDED
RETURN TO:

Hal Tzinberg, Esq.
Stinson Morrison Hecker, LLP
7700 Forsyth Boulevard
Suite 1100
St. Louis, Missouri 63105

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

THE GRANTOR, **BCL-SHOPPES, LLC**, an Illinois limited liability company, whose address is 450 Skokie Boulevard, Suite 604, Northbrook, IL 60062, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to **INTEGRIS VENTURES-SPV, LLC**, an Illinois limited liability company, whose address is c/o Fine Investment Company, 331 West Thornton Avenue, St. Louis, MO 63119, as to an undivided 85.325% interest, and **DOROTHY S. GRAY, LLC**, an Illinois limited liability company, whose address is 1881 N. Nash Street, #2101, Arlington, Virginia 22209, as to an undivided 14.675% interest, as tenants in common, 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**.

P.I.N. 02-35-305-045-0000

Common Address: 1410-1444 E Algonquin Road, Schaumburg, Illinois 60173

[signatures on next page]

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX

23259

\$ 7,225.⁰⁰

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 25 day of OCTOBER, 2013.

SELLER:

BCL-SHOPPES, LLC, an Illinois limited liability company

By: BCL-Capital Funding LLC,
its sole member

By: [Signature]
Name: Don Schachtman
Title: Member

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

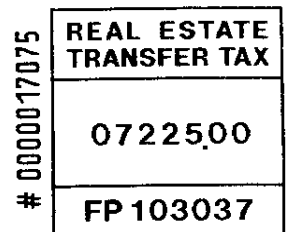
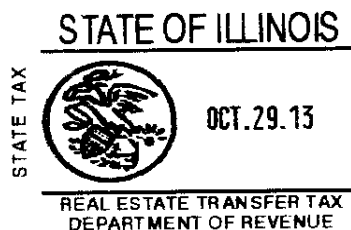
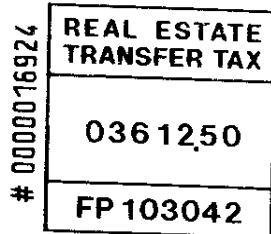
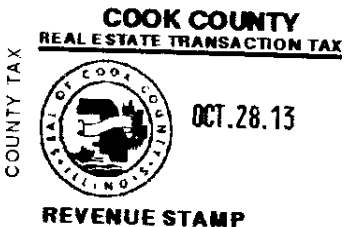
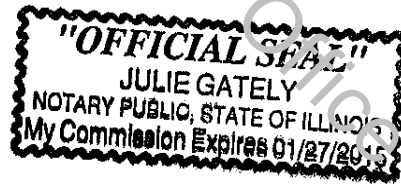
I, Julie Gately, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Don Schachtman, the Member of BCL-Capital Funding LLC, the sole member of **BCL-SHOPPES, LLC**, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 25th day of October, 2013.

[Signature]
Notary Public

Send future real estate tax bills to:

INTEGRIS VENTURES-SPV, LLC
c/o Fine Investment Company
331 West Thornton Avenue
St. Louis, MO 63119



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EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

PARCEL 1:

LOT 1 IN THE SHOPPES AT PRIME VILLAGE SUBDIVISION RECORDED MAY 14, 2007, AS DOCUMENT NUMBER 0713415145, BEING A RESUBDIVISION OF LOTS 1, 2, 3, 6, 7 AND 8 (EXCEPT THE EAST 225 FEET OF LOT 8) TOGETHER WITH THE NORTH 200 FEET OF LOT 11, IN FIRST ADDITION TO PLUM GROVE HIGH CREST, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1955, AS DOCUMENT 1631852, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE, IRREVOCABLE AND PERPETUAL ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE ACCESS EASEMENT AGREEMENT DATED JULY 10, 2006 AND RECORDED JULY 13, 2006 AS DOCUMENT 0619444056.

P.I.N. 02-35-305-045-0000

Common Address: 1410-1444 E Algonquin Road, Schaumburg, Illinois 60173

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EXHIBIT B

PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR 2013, A LIEN NOT YET DUE OR PAYABLE.
2. LEASE MADE BY K AND H REAL ESTATE DEVELOPMENT, INC., LANDLORD, TO ALDI INC., TENANT, DATED MARCH 16, 2005, A MEMORANDUM OF WHICH WAS RECORDED JANUARY 20, 2006 AS DOCUMENT NO. 0602032084, AND AMENDMENT TO MEMORANDUM OF LEASE DATED MARCH 20, 2007 AND RECORDED APRIL 26, 2007 AS DOCUMENT NUMBER 0711634119, AND SUPPLEMENT TO MEMORANDUM OF LEASE RECORDED AUGUST 5, 2008 AS DOCUMENT NUMBER 0821834063, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.
3. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO USE RESTRICTIONS CONTAINED IN THE LEASE, AS DISCLOSED BY THE MEMORANDUM THEREOF RECORDED JANUARY 20, 2006 AS DOCUMENT NO. 0602032084 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
4. LEASE MADE BY THE SHOPPES AT PRIME VILLAGE, LLC TO SUBWAY REAL ESTATE CORPORATION, CORPORATION OF DELAWARE DATED AUGUST 19, 2008 AND RECORDED APRIL 20, 2009 AS DOCUMENT NO. 0911017011, DEMISING TEE LAND FOR A TERM OF 5 YEARS 3 MONTHS 18 DAYS, WITH RIGHT TO RENEW FOR THREE 5-YEAR OPTIONS, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.
5. TERMS AND PROVISIONS CONTAINED IN INSTRUMENT RECORDED JUNE 3, 1981 AS DOCUMENT 25892122; ORDINANCE NO. 1989 OF THE VILLAGE OF SCHAUMBURG TITLED "AN ORDINANCE VACATING A PORTION OF LINDEN LANE"
6. A. RIGHTS OF THE MUNICIPALITY, STATE OF ILLINOIS, THE PUBLIC, AND OWNERS OF THE ADJOINING LAND IN AND TO VACATED STREET.
B. RIGHTS OF THE PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED STREET FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS, ETC.
7. TERMS AND PROVISIONS OF VILLAGE OF SCHAUMBURG ORDINANCE NO. 05-220 AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR THE PRIME CENTER OF SCHAUMBURG RECORDED JULY 7, 2006 AS DOCUMENT 0618845044, AND THE ANNEXATION AGREEMENT ATTACHED THERETO.

AMENDMENT TO ANNEXATION AGREEMENT RECORDED NOVEMBER 9, 2006 AS DOCUMENT 0631318001.

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8. ACCESS EASEMENT DATED JULY 10, 2006 AND RECORDED JULY 13, 2006 AS DOCUMENT 0619444057 BY AND AMONG K AND H REAL ESTATE DEVELOPMENT, INC., AND 1550 ALGONQUIN ROAD, LLC, AND THE TERMS, PROVISIONS, COVENANTS AND CONDITIONS CONTAINED THEREIN.
9. TERMS AND PROVISIONS OF VILLAGE OF SCHAUMBURG ORDINANCE NO. 06-179 RECORDED NOVEMBER 9, 2006 AS DOCUMENT 0631318000 ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF SCHAUMBURG FOR PRIME MARKET SQUARE LOCATED AT 1450 E. ALGONQUIN ROAD CASE NO. Z0606-05.
10. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ORDINANCE NO. 05-221 RECORDED JULY 7, 2006 AS DOCUMENT NUMBER 0618845043.
11. PROPOSED COMMONWEALTH EDISON EASEMENTS, ILLINOIS BELL AND PUBLIC UTILITY EASEMENTS AND EASEMENT FOR THE VILLAGE OF SCHAUMBURG AND AS SHOWN ON THE SHOPPES AT PRIME VILLAGE PLAT OP CONSOLIDATION RECORDED MAY 14, 2007 AS DOCUMENT NUMBER 0713415145.

PROPOSED ELECTRIC AND COMMUNICATION EASEMENTS HAVE BEEN GRANTED PER DOCUMENT NUMBER 0815645130 AND PROPOSED VILLAGE OF SCHAUMBURG EASEMENTS HAVE BEEN GRANTED PER DOCUMENT NUMBER 0713415145.
12. SANITARY SEWER EASEMENT GRATED BY THE SHOPPES AT PRIME VILLAGE PLAT OF CONSOLIDATION RECORDED MAY 14, 2007 AS DOCUMENT NUMBER 0713415145, AND THE TERMS AND PROVISIONS THEREOF.
13. EASEMENT IN FAVOR OF COMMONWEALTH EDISON AND AMERITECH ILLINOIS, 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. 0815645130.
14. EASEMENT IN FAVOR OF THE VILLAGE OF SCHAUMBURG AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE, 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. 0814822028.
15. MATTERS AS DISCLOSED BY ALTA/ACSM LAND TITLE SURVEY DATED MARCH 8, 2012, FILE NO. COOK 35-42-10 ALTA-2012, AS PREPARED BY WEBSTER, MCGRATH & AHLBERG LTD., AS FOLLOWS:
 - a. OVERHEAD WIRE WITH GUY ANCORS AND POLES ALONG THE NORTH LINE OF THE LAND.
 - b. FIBER OPTIC LINE ALONG THE SOUTHERLY LINE OF THE LAND.
 - c. STORM CATCH BASINS AND STORM MANHOLES WITH STORM SEWER LINES OVER VARIOUS PARTS OF THE LAND.
 - d. SANITARY SEWER LINES OVER VARIOUS PARTS OP THE LAND.
 - e. GAS LINE ALONG THE EAST LINE OF THE LAND.
 - f. SIGN FOR CHICAGO PRIME BAR & STEAKHOUSE ONTO THE PROPERTY WEST

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AND ADJOINING.

16. TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2, CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

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