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THIS INSTRUMENT PREPARED BY:

Michael B. Viner
FAEGRE BAKER DANIELS LLP
311 S. Wacker Drive, Suite 4400
Chicago, Illinois 60606



Doc#: 1334719087 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/13/2013 02:25 PM Pg: 1 of 8

AFTER RECORDING THIS INSTRUMENT
SHOULD BE RETURNED TO:

MAYER BROWN LLP
71 S. Wacker Drive
Chicago, Illinois 60606
Attn: Mr. Ivan F. Kane

MAIL SUBSEQUENT TAX BILLS TO:

PPF AMLI LAKE COOK ROAD, LLC
c/o PPF AMLI DEVCO LLC
200 W. Monroe Street, Suite 2200
Chicago, Illinois 60606

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of December 13 2013, from JFMC FACILITIES CORPORATION, an Illinois not-for-profit corporation, having an address of Ben 30 S. Wells Street, Suite 215-800, Chicago, Illinois 60606 ("Grantor"), to PPF AMLI LAKE COOK ROAD, LLC, a Delaware limited liability company, having an address of 200 West Monroe Street, Suite 2200, Chicago, Illinois 60606 ("Grantee"). WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular the improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns, in Fee Simple forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns, that Grantor has not done or suffered to be done anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or

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charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations and other exceptions set forth in Exhibit B attached hereto and made a part hereof.

This Deed is exempt from the Illinois Real Estate Transfer Tax pursuant to 35/ILCS 200/31-45(b)(3).

This Deed is exempt from the Cook County Real Estate Transfer Tax pursuant to Chapter 74, Article III, Section 74-106(5) of the Cook County Ordinances.

Signatures on Following Page

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IN WITNESS WHEREOF, Grantor has caused its name to be duly signed to this instrument as of the day and year first above written.

JFMC FACILITIES CORPORATION, an Illinois not-for-profit corporation

By: *Michael Tarnoff* X
Name: Michael Tarnoff
Its Executive Vice President

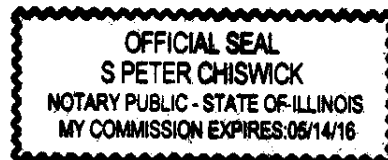
STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Michael Tarnoff, personally known to me to be the Exec VP and Asst. Secretary of JFMC FACILITIES CORPORATION, an Illinois not-for-profit corporation, appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act, as said Exec VP and Asst. Secretary as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 12 day of December, 2013.

S. Peter Chiswick
Notary Public

My Commission Expires on 5/14/16





UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION**

LOT 1 IN PPF AMLI LAKE COOK ROAD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 18 AND THE NORTHEAST QUARTER OF SECTION 19 TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON 12/13, 2013 AS DOCUMENT NUMBER 1334719084 IN COOK COUNTY, ILLINOIS

P.I.N.: 04-05-100-007-0000 and 04-05-100-008-0000

COMMON ADDRESS: 1525 Lake Cook Road, Deerfield, Illinois

| | | |
|---|---|-------------------------|
| REAL ESTATE TRANSFER | | 12/13/2013 |
|  |  | COOK \$0.00 |
| | | ILLINOIS: \$0.00 |
| | | TOTAL: \$0.00 |
| <hr/> | | |
| 04-05-100-007-0000 20131201603153 ECVK NM | | |

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General taxes for the year 2013 and subsequent years which are not yet due and payable.
2. Any and all claims and matters arising as a result of any action or actions of Grantee.
3. Plat of PPF AMLI Lake Cook Road Subdivision.
4. Grant dated September 7, 1978 and recorded September 12, 1978 as Document No. 24622235.
5. Grant of Easement recorded July 26, 1977 as Document No. 24029037.
6. Easement recorded as Document No. 27021045, as amended by Amendment recorded as Document No. 27419485, Second Amendment recorded as Document No. 88145387 and re-recorded as Document No. 83199120 and Third Amendment recorded May 10, 2010 as Document No. 1013012006.
7. Declaration of Covenants, Conditions and Restrictions dated March 9, 1977 recorded April 7, 1977 as Document No. 23879931 and re-recorded August 1, 1977 as Document No. 24035811 as amended by instrument recorded May 5, 1978 as Document No. 24433944 and further amended by Second Amendment recorded May 10, 2010 as Document No. 1013012005.
8. Easement in favor of Commonwealth Edison Company recorded as Document No. 96521490.
9. Notice of Requirements for Storm Water Detention recorded February 28, 1977 as Document No. 23832837.
10. Easement recorded June 8, 1979 as Document No. 24995162.
11. Grant of Easement dated August 4, 2009 and recorded May 10, 2010 as Document No. 1013012004, as amended by Access and Signage Easement Agreement recorded December 11, 2013 as Document No. 1334519045.
12. Ordinance 84-07 recorded April 30, 1984 as Document No. 27064780.

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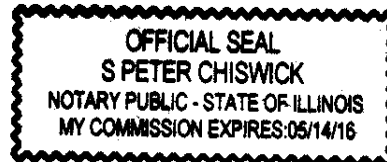
STATEMENT BY GRANTOR AND GRANTEE

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.

JFMC FACILITIES CORPORATION, an Illinois not-for-profit corporation

By: [Signature]
Name: Michael Zornoff
Its: Executive of JFMC

Subscribed and sworn to before me
this 12 day of December, 2013



[Signature]
Notary Public

My commission expires: 5/14/16

The grantee of his 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.

AML/FACCORP JV, LLC, a Delaware limited liability company

By: _____
Name: _____
Its: _____

Subscribed and sworn to before me
this ____ day of _____, 2013

Notary Public

My commission expires: _____

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The grantee of his 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.

PPF AMLI LAKE COOK ROAD, LLC, a Delaware limited liability company

By: PPF AMLI DEVCO LLC, a Delaware limited liability company

By: PPF AMLI Co-Investment, LLC, a Delaware limited liability company, its Manager

By: AMLI Residential Properties, L.P., a Delaware limited partnership, its Manager

By: AMLI Residential Partners LLC, a Delaware limited liability company, its general partner

By: [Signature]
Name: Stephen C. Ross
Title: Authorized Person

Subscribed and sworn to before me this 12th day of December, 2013



[Signature]
Notary Public

My commission expires: 12/27/14

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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The grantee of his 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.

PPF AMLI LAKE COOK ROAD, LLC, a Delaware limited liability company

By: PPF AMLI DEVCO LLC, a Delaware limited liability company

By: PPF AMLI Co-Investment, LLC, a Delaware limited liability company, its Manager

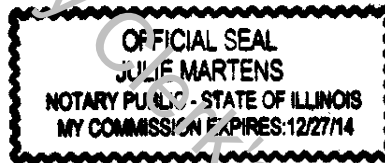
By: AMLI Residential Properties, L.P., a Delaware limited partnership, its Manager

By: AMLI Residential Partners LLC, a Delaware limited liability company, its general partner

By: [Signature]
Name: Stephen C. Boes
Title: Authorized Person

Subscribed and sworn to before me
this 12th day of December, 2013

[Signature]
Notary Public



My commission expires: 12/27/14

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.