

# UNOFFICIAL COPY

**Prepared by:**

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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/28/2014 04:38 PM Pg: 1 of 6

**After recording mail to:**

Lance J. Kinchen, Esq.  
Breazeale, Sachse & Wilson  
One American Plaza, Ste. 2300  
Baton Rouge, LA 70821

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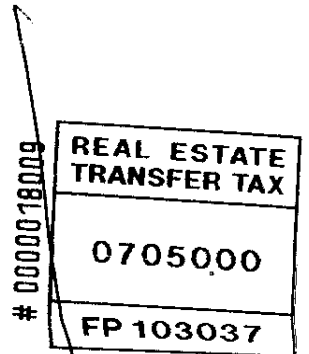
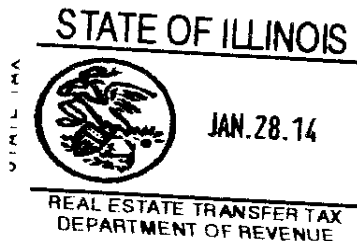
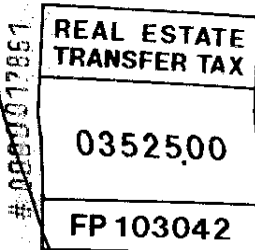
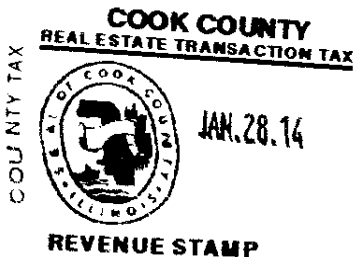
AP 130533 2 28 4 NNN

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made as of the 31<sup>st</sup> day of December, 2013, by **2929 PATRIOT BLVD., L.L.C.**, an Illinois limited liability company ("Grantor"), having an address of 1362 Lee Street, Northbrook, Illinois 60062, to **PATRIOT REAL PROPERTIES, L.L.C.** an Illinois limited liability company, having an address of \_\_\_\_\_ (the "Grantee").

**Grantor**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby REMISES, RELEASES, ALIENATES and CONVEYS unto Grantee the real property located in Cook County, Illinois, and being more particularly described on **Exhibit A** attached hereto and made a part hereof (the "Property"); and subject to the permitted exceptions described on **Exhibit B** attached hereto (collectively, the "Permitted Exceptions");

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, in fee simple forever; and, subject to the Permitted Exceptions, Grantor, for itself, and its successors, does hereby covenant, promise and agree to WARRANT and FOREVER DEFEND the title to the Property against every person whosoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.



Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed and delivered by its duly authorized Managing Member, as of the day and year first above written.

**2929 PATRIOT BLVD., L.L.C.**  
an Illinois limited liability company

By: Barry Brown  
Barry Brown, a Managing Member

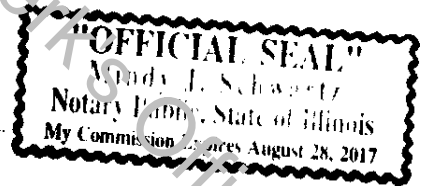
STATE OF ILLINOIS     )  
                                          ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Barry Brown, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as a Managing Member of **2929 PATRIOT BLVD., L.L.C.**, an Illinois limited liability company (the "Company"), appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of the Company, as the authorized Managing Member of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28<sup>th</sup> day of December, 2013.

[Signature]  
Notary Public

My Commission expires on: 8/28/17



**Send Subsequent Tax Bills to:**

**PATRIOT REAL PROPERTIES, L.L.C.**  
**2929 PATRIOT BLVD**  
**GLENVIEW, IL 60026**

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## Exhibit A

### PARCEL 1:

LOT 1 IN THE PATRIOT MARKETPLACE SUBDIVISION OF LOT 1 IN THE SUBDIVISION NO. 2 OF GLENVIEW NAVAL AIR STATION, BEING A SUBDIVISION OF PART OF SECTIONS 15, 21, 22, 23, 26, 27, 28, AND 34, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND ALSO PART OF LOT 4 IN ASSESSOR'S DIVISION OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER CROSS-ACCESS AREAS, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PATRIOT MARKETPLACE SUBDIVISION, DATED DECEMBER 10, 2001 AND RECORDED JANUARY 8, 2002 AS DOCUMENT NUMBER 0020026172.

Permanent Tax Numbers 04-22-103-001-0000 and 04-22-103-002-0000

2929 Patriot Boulevard, Glenview, IL 60026

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## EXHIBIT B

### PERMITTED EXCEPTIONS

- 1 Rights of way for railroad switch and spur tracks, if any.
- 2 Notice of requirements for storm water detention, recorded March 19, 1998 as document 98214005 by the Glenview Naval Air Station Redevelopment Project.
- 3 Covenants contained in deeds recorded as document number 98287407, 08148317, and 0062453, giving a right of access to the grantor, the U.S. of A., its officers, agents, employees, contractors and subcontractors, for remedial action or corrective action in accord with section 120(H) of the comprehensive environmental response, compensation and liability act; and
- providing that grantee, its successors and assigns, shall not discriminate on the basis of race, color, religion, disability or national origin in the use, occupancy, sale or lease of the land, or in employment practices. the u.s. of a. as the sole right to enforce said covenant.
- 4 General blanket easement provisions contained in the Plat of the Glenview Naval Air Station Subdivision No. 2, recorded March 31, 1999 as document 99313067, certificate of correction recorded October 12, 1999 as document 99958619, for the benefit of the Village of Glenview, its successors and assigns to access, install, maintain, operate and remove facilities used for but not limited to village lighting, water supply and distribution, sanitary and storm water collection and discharge across, along and upon the surface of the property shown excepting therefrom the areas under buildings and structures; also the right to cut, trim or remove trees, bushes and roots as may reasonably be required incident to the rights herein given and the right to enter upon, over or adjoining to grantee's facilities. further provided that after installation of any of the grantee's facilities the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof; also granted the right of ingress and egress over and along all streets and cul-de-sacs within the property; also granted the right of emergency access to all property within the Subdivision for the purpose of providing police and fire protection.
- 5 Gas, electric, telephone and cable easement as created by Patriot Marketplace Subdivision, recorded as document number 0020026166, over a 15 foot strip and a 20 foot strip in Lot 1.
- 6 Utility easement as created by Patriot Marketplace Subdivision, recorded as document number 0020026166, and certificate of correction recorded as document number 0020201823, over 10 foot and 5 foot strips in Lot 1.
- Note: The area covered by said easement includes a 10 x 10 foot "exclusive electric easement"
- 7 Sidewalk and utility easement created Patriot Marketplace Subdivision, recorded as document number 0020026166, over a 10 foot strip in Lot 1.

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- 8 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 in part to association, assessments and lien therefor, contained in the Declaration of Covenants, Conditions and Restrictions for Patriot Marketplace Subdivision, recorded January 8, 2002 as document 0020026172 which does not contain a reversionary or forfeiture clause.
- 9 First Amendment to Declaration of Covenants, Conditions and Restrictions dated April 7, 2003 and recorded April 25, 2003 as document number 0311531093 by and between Home Depot U.S.A., Inc., Willow Associates, LLLC, Costco Wholesale Corporation and 2929 Patriot Blvd., LLC.
- 10 Second Amendment to Declaration of Covenants, Conditions and Restrictions for Patriot Marketplace Subdivision dated October 30, 2007 and recorded November 6, 2007 as document number 0731033000 made by and between Home Depot U.S.A., Inc., Willow Associates, LLC, Costco Wholesale Corporation and 2929 Patriot Blvd., LLC.
- 11 Supplement to Declaration dated February 15, 2002 and recorded November 6, 2007 as document number 0731033001.
- 12 Third Amendment to Declaration of Covenants, Conditions and Restrictions for Patriot Marketplace Subdivision dated January 17, 2013 and recorded January 31, 2013 as document number 1303118066 made by and between Willow Associates, LLC, Home Depot U.S.A., Inc. and Costco Wholesale Corporation.
- 13 Certificate of correction dated December 14, 2001 and recorded January 8, 2002 as document 0020026165, by G. Thomas Green, correcting Plat recorded as document number 99313067, and correcting special easement provisions.
- (Affects Lot 1 of the underlying Land)
- 14 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 of the Land, together with right of access, such covenants and restrictions to be enforceable by the U.S. Army Corps of Engineers, contained in the restriction/covenant recorded January 8, 2002 as document 0020026167 which does not contain a reversionary or forfeiture clause.
- 15 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 nondiscrimination in use, occupancy, sale or lease; right of the U.S.A. to access for environmental remediation; right of the Village of Glenview to grant utility easements; and compliance with the "Development Plan," contained in the deed by the Village of Glenview to Home Depot, U.S.A., Inc., recorded January 8, 2002 as document 0020026171, which does not contain a reversionary or forfeiture clause.

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- 16 Easement in favor of Nicor Gas, and its 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 Grant recorded as document 0020026173.
- (Affects Lot 1)
- 17 Terms, provisions, and conditions relating to the Easement described in Parcel 2 contained in the instrument creating such Easement.
- 18 Rights of the adjoining owner or owners as to the concurrent use of the Easement described in Parcel 2.
- 19 Rights of tenants under existing unrecorded leases and of all parties claiming by, through or under them.
- 20 Subject to encroachments, overlaps, unrecorded easements and other adverse matters, which may be disclosed by an accurate survey of the land made in accordance with Illinois survey and ALTA/ASCM survey standards.

Property of Cook County Clerk's Office