

# UNOFFICIAL COPY

This instrument was prepared by:

Jordan H. Peters  
Freeborn & Peters LLC  
311 South Wacker Drive  
Suite 3000  
Chicago, Illinois 60606

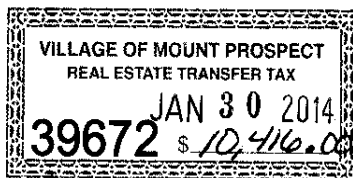


Doc#: 1403519126 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/04/2014 03:59 PM Pg: 1 of 5

After recording mail to:

Kirkland & Ellis LLP  
300 North LaSalle Street  
Chicago, Illinois 60654  
Attn: David A. Rosenberg

**For Recorder's Use Only**



## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made as of this 30<sup>th</sup> day of January, 2014, between RDWD LLC, an Illinois limited liability company ("Grantor"), and BWIP MP Owner LLC, a Delaware limited liability company, having an address of 30195 Chagrin Boulevard, #320N, Pepper Pike, Ohio 44124 ("Grantee").

WITNESSETH, that Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, does hereby GRANT, BARGAIN AND SELL unto the Grantee, and the heirs or successors and assigns of the Grantee, forever

ALL that certain plot, piece or parcel of land, with the buildings and all other improvements, structures and fixtures placed, constructed or installed thereon, situate, lying and being in the County of Cook and State of Illinois (the "Property"):

See Exhibit A attached hereto and made a part hereof.

Commonly known as: Redwood Townhomes, 1503-1559 Redwood Drive, Mt. Prospect, Illinois  
Permanent Tax Number(s): 08-14-300-007-0000; 08-14-300-008; 08-14-300-009-0000; 08-14-300-010-0000; 08-14-300-011-0000; 08-14-300-012-0000 and 08-14-300-013-0000

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the Property to the center lines thereof; TOGETHER with all rights and appurtenances pertaining thereto, including, without limitation, any and all rights of Grantor in and to all oil, gas and other minerals, air and development rights, roads, alleys, easements, streets and ways

COMMONWEALTH LAND TITLE C18124015 (5)  
2 of 6



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adjacent to the Property, rights of ingress and egress thereto, any strips and gores within or bounding the Property and in profits or rights or appurtenances pertaining to the Property;

TO HAVE AND TO HOLD the Property unto the Grantee, the heirs or successors and assigns of the Grantee, forever.

AND the Grantor covenants that the Grantor, during the period that Grantor has owned title to the Property, has not done or suffered anything whereby the Property has been encumbered in any way whatever, except as set forth as "Permitted Exceptions" shown on Exhibit B attached hereto and made a part hereof; and that the Grantor will warrant and defend the Property against all persons claiming by, through or under the Grantor, but not otherwise.

(Signatures on Next Page)

REAL ESTATE TRANSFER		02/04/2014
	<b>COOK</b>	\$1,736.00
	<b>ILLINOIS:</b>	\$3,472.00
	<b>TOTAL:</b>	\$5,208.00

08-14-300-007-0000 | 20140101604808 | GLWB47



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## EXHIBIT A

### Legal Description

LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 19 IN ELK RIDGE VILLA UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JUNE 29, 1962 AS DOCUMENT NUMBER LR2041560.

Permanent Index Numbers: 08-14-300-007-0000; 08-14-300-008-0000; 08-14-300-009-0000; 08-14-300-010-0000; 08-14-300-011-0000; 08-14-300-012-0000 and 08-14-300-013-0000

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## EXHIBIT B

### Permitted Exceptions

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS, NOT NOW DUE OR PAYABLE.
2. RIGHTS OF EXISTING TENANTS, AS TENANTS ONLY, WITHOUT RIGHTS OR OPTIONS TO PURCHASE, AS DISCLOSED BY RENT ROLL ATTACHED TO THE ALTA STATEMENT DATED JANUARY 30, 2014, AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
3. EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, 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 GRANT RECORDED/FILED AS DOCUMENT NO. LR1993266, AFFECTING THE EAST 5 FEET OF THE LAND, AND AS SHOWN ON THE SURVEY BY MILLMAN NATIONAL LAND SERVICES DATED ~ NUMBER 30800.
4. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, 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 GRANT RECORDED/FILED AS DOCUMENT NO. 18318048, AFFECTING THE EAST 5 FEET OF THE LAND, AND AS SHOWN ON THE SURVEY.
5. EASEMENTS, TERMS, PROVISIONS AND CONDITIONS, CONTAINED IN THE DECLARATION OF EASEMENTS DATED JUNE 9, 1962 AND FILED JUNE 29, 1962 AS DOCUMENT NO. LR2041561 AS AMENDED BY AFFIDAVIT FILED AS DOCUMENT LR2079347, AND AS SHOWN ON THE SURVEY.