

UNOFFICIAL COPY



Doc#: 1403819090 Fee: \$54.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/07/2014 11:44 AM Pg: 1 of 9

This instrument was prepared by and mail to:

Calvin A. Bernstein
Samuels & Bernstein
491 Laurel Avenue
Highland Park, Illinois 60035

SPACE ABOVE THIS LINE FOR RECORDER'S USE.

RELEASE DEED

SUPERVALU Holdings, Inc., a Missouri corporation, as the successor in interest to Hawk Operations, LLC, a Delaware limited liability company, does hereby release the encumbrances set forth in Exhibit A, which is attached hereto and incorporated herein (the "Encumbrances").

The Encumbrances cover real property in the State of Illinois, Counties of Lake and Cook, as described in the attached Exhibits B, C and D.

DATED this 3rd day of December, 2013.

SUPERVALU Holdings, Inc., a Missouri corporation

By: 

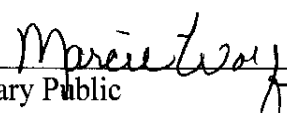
Kim Myrdahl

Its: Vice President

STATE OF MINNESOTA)
) SS.
COUNTY OF HENNEPIN)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Kim Myrdahl, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as the free and voluntary act of SUPERVALU Holdings, Inc., for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of December, 2013.


Notary Public

NCS 241456B.caf
10/3



UNOFFICIAL COPY

Exhibit A

Encumbrances

(a) Junior Mortgage and Security Agreement made by Central Realty Corp., an Illinois corporation, in favor of Hawk Operations, LLC, a Delaware limited liability company, dated as of November 30, 2006, recorded on December 6, 2006 in the Cook County, Illinois Recorder of Deeds Office as Document No. 0634034050 and recorded on December 8, 2006 in the Lake County, Illinois Recorder of Deeds Office as Image No. 040701930033, File 6103800; as amended by First Amendment to The Junior Mortgage and Security Agreement by and between Hawk Operations, LLC and Central Realty Corp. dated as of July 31, 2008, recorded October 23, 2008 in the Lake County, Illinois Recorder of Deeds Office as Image No. 043954880005, File 6403853; as same was assigned by Hawk Operations, LLC to SUPERVALU Holdings, Inc. pursuant to Assignment and Assumption of Loan Documents dated November 15, 2010 and recorded November 22, 2010 in the Cook County, Illinois Recorder of Deeds Office as Document No. 1032610058 and recorded November 23, 2010 in the Lake County, Illinois Recorder of Deeds Office as Document No. 6673672.

(b) Junior Assignment of Leases and Rents made by Central Realty Corp., an Illinois corporation, in favor of Hawk Operations, LLC, a Delaware limited liability company, dated as of November 30, 2006, recorded on December 6, 2006 in the Cook County, Illinois Recorder of Deeds Office as Document No. 0634034051 and recorded on December 8, 2006 in the Lake County, Illinois Recorder of Deeds Office as Image No. 040701940016, File 6103801; as amended by First Amendment to The Assignment of Rents by and between Hawk Operations, LLC and Central Realty Corp. dated as of July 31, 2008, recorded October 23, 2008 in the Lake County, Illinois Recorder of Deeds Office as Image No. 043954890005, File 6403854; as same was assigned by Hawk Operations, LLC to SUPERVALU Holdings, Inc. pursuant to Assignment and Assumption of Loan Documents dated November 15, 2010 and recorded November 22, 2010 in the Cook County, Illinois Recorder of Deeds Office as Document No. 1032610058 and recorded November 23, 2010 in the Lake County, Illinois Recorder of Deeds Office as Document No. 6673672.

(c) Subordination and Intercreditor Agreement by and between Hawk Operations, LLC and BankFinancial, F.S.B. dated as of November 30, 2006, recorded on December 6, 2006 in the Cook County, Illinois Recorder of Deeds Office as Document No. 0634034049 and recorded on December 8, 2006 in the Lake County, Illinois Recorder of Deeds Office as Image No. 040701920026, File 6103799; as amended by First Amendment to The Subordination and Intercreditor Agreement dated as of July 31, 2008 by and between Hawk Operations, LLC and BankFinancial, F.S.B., recorded October 23, 2008 in the Lake County, Illinois Recorder of Deeds Office as Image No. 043954850012, File 6403852; as same was assigned by Hawk Operations, LLC to SUPERVALU Holdings, Inc. pursuant to Assignment and Assumption of Loan Documents dated November 15, 2010 and recorded November 22, 2010 in the Cook County, Illinois Recorder of Deeds Office as Document No. 1032610058 and recorded November 23, 2010 in the Lake County, Illinois Recorder of Deeds Office as Document No. 6673672.

UNOFFICIAL COPY

(d) UCC Financing Statement by Central Realty Corp. in favor of Hawk Operations, LLC recorded on December 8, 2006 in the Cook County, Illinois Recorder of Deeds Office as Document No. 0634034052; as same was assigned by Hawk Operations, LLC to SUPERVALU Holdings, Inc. pursuant to Assignment and Assumption of Loan Documents dated November 15, 2010 and recorded November 22, 2010 in the Cook County, Illinois Recorder of Deeds Office as Document No. 1032610058.

(e) UCC Financing Statement by Central Realty Corp. in favor of Hawk Operations, LLC recorded on December 8, 2006 in the Lake County, Illinois Recorder of Deeds Office as Image No. 040701950006, File 6103802; as same was assigned by Hawk Operations, LLC to SUPERVALU Holdings, Inc. pursuant to Assignment and Assumption of Loan Documents dated November 15, 2010 and recorded November 23, 2010 in the Lake County, Illinois Recorder of Deeds Office as Document No. 6673672.

(f) Leasehold Mortgage and Security Agreement by Garden Fresh-Round Lake Beach, Inc., an Illinois Corporation in favor of Hawk Operations, LLC, dated November 30, 2006, recorded December 8, 2006 in the Lake County, Illinois Recorder of Deeds Office as Image No. 040701090033, File 6103728; as same was assigned by Hawk Operations, LLC to SUPERVALU Holdings, Inc. pursuant to Assignment and Assumption of Loan Documents dated November 15, 2010 and recorded November 23, 2010 in the Lake County, Illinois Recorder of Deeds Office as Document No. 6673672.

(g) UCC Financing Statements by Garden Fresh-Round Lake Beach, Inc. in favor of Hawk Operations, LLC dated November 30, 2006; as same was assigned by Hawk Operations, LLC to SUPERVALU Holdings, Inc. pursuant to Assignment and Assumption of Loan Documents dated November 15, 2010.

Cook County Clerk's Office

UNOFFICIAL COPYExhibit BMundelein**Parcel 1 :**

Lots 1 and 5 in Final Plat of Garden Fresh Market Subdivision recorded August 8, 2008 as document number 6379240 being a resubdivision of lots 1, 2, 3 and 5 in Supervalue Subdivision of part of the northwest quarter of Section 6, Township 43 North, Range 11, east of the Third Principal Meridian and part of the southwest quarter of Section 31, Township 44 North, Range 11, East of the Third Principal Meridian, in Lake County, Illinois.

Parcel 2

A Non Exclusive Easement for ingress and Egress, Parking, and Utilities for the benefit of Parcel 1 as created by a Reciprocal Easement Agreement dated February 23, 2001, and recorded March 14, 2001, as document number 4657707 and amended by the First Amendment to Reciprocal Easement Agreement recorded on October 3, 2008 as document number 6397236.

Commonly known as: 400 East Townline Road, Mundelein, Illinois

PIN 11-31-318-~~005~~ -009
 11-31-318-~~005~~ -011
 15-06-107-~~017~~ -022
 15-06-107-~~020~~ -025

Lake County

4

Lake County Clerk's Office

UNOFFICIAL COPY

Exhibit C

Arlington Heights

SCHEDULE 2 TO ASSIGNMENT AND ASSUMPTION OF LOAN DOCUMENTS

ARLINGTON HEIGHTS, ILLINOIS

PARCEL 1: LOT 1 IN THE FINAL PLAT OF THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE CENTER LINE OF RAND ROAD, EXCEPTING THEREFROM ALL THAT PART THEREOF USED OR TAKEN FOR PUBLIC ROADS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321, EXCEPTING THEREFROM THAT PART OF LOT 1, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 01 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 533.00 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 59 DEGREES 58 MINUTES 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 140.00 FEET TO A CORNER OF LOT 1; THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 182.63 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 11 SECONDS WEST, 46.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 01 MINUTES 11 SECONDS WEST, 105.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST, 150.00 FEET; THENCE SOUTH 0 DEGREES 01 MINUTES 11 SECONDS EAST, 40.30 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST, 50.00 FEET; THENCE SOUTH 0 DEGREES 01 MINUTES 11 SECONDS EAST, 64.70 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST, 240.00 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING FROM LOT 1 THE FOLLOWING: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 01 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 451.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 01 MINUTES 11 SECONDS EAST ALONG SAID EAST LINE OF LOT 1, A DISTANCE OF 81.57 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 59 DEGREES 58 MINUTES 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 140.00 FEET TO A CORNER OF LOT 1; THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF LOT 1, A DISTANCE OF 182.63 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 11 SECONDS WEST, 46.57 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST, 240.00 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 11 SECONDS WEST, 64.70 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST, 13.45 FEET; THENCE NORTH 44 DEGREES 58 MINUTES 49 SECONDS EAST, 56.99 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST, 33.80 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

CONTINUED ON NEXT PAGE

Property:

600 East Rand Road, Arlington Heights, IL

UNOFFICIAL COPY

Exhibit C continued

PARCEL 2: THAT PART OF LOT 3 IN THE FINAL PLAT OF THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE CENTER LINE OF RAND ROAD, EXCEPTING THEREFROM ALL THAT PART THEREOF USED OR TAKEN FOR PUBLIC ROADS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, BEING ALSO THE NORTHWEST CORNER OF LOT 1 IN SAID CUB ADDITION; THENCE SOUTH 0 DEGREES 01 MINUTES 11 SECONDS EAST ALONG THE WESTERLY LINE OF LOT 1 A DISTANCE OF 191.95 FEET TO A POINT OF CURVATURE; THENCE CONTINUING IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF LOT 1, SAID LINE BEING A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 130.00 FEET, AN ARC DISTANCE OF 108.42 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 105.30 FEET AND A BEARING OF SOUTH 23 DEGREES 54 MINUTES 41 SECONDS EAST; THENCE SOUTH 47 DEGREES 48 MINUTES 11 SECONDS EAST ALONG THE WESTERLY LINE OF LOT 1 A DISTANCE OF 280.60 FEET TO A POINT OF CURVATURE; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF LOT 1, SAID LINE BEING A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 122.50 FEET, AN ARC DISTANCE OF 90.26 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 88.23 FEET AND A BEARING OF SOUTH 68 DEGREES 54 MINUTES 41 SECONDS EAST; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST, ALONG THE SOUTHERLY LINE OF LOT 1, A DISTANCE OF 118.40 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF LOT 1, SAID LINE BEING A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 77.50 FEET, AN ARC DISTANCE OF 89.15 FEET TO A CORNER OF LOT 1, THE CHORD OF SAID ARC HAVING A LENGTH OF 84.57 FEET AND A BEARING OF SOUTH 56 DEGREES 57 MINUTES 10 SECONDS EAST; THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 1, A DISTANCE OF 22.68 FEET; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 57.50 FEET, AN ARC DISTANCE OF 57.16 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 54.83 FEET, AND A BEARING OF NORTH 61 DEGREES 32 MINUTES 37 SECONDS WEST; THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST, 118.40 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 142.50 FEET, AN ARC DISTANCE OF 104.99 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 102.64 FEET, AND A BEARING OF NORTH 68 DEGREES 54 MINUTES 41 SECONDS WEST; THENCE NORTH 47 DEGREES 48 MINUTES 11 SECONDS WEST, 280.60 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 125.09 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 121.50 FEET, AND A BEARING OF NORTH 23 DEGREES 54 MINUTES 41 SECONDS WEST; THENCE NORTH 0 DEGREES 01 MINUTES 11 SECONDS WEST, 191.96 FEET TO THE NORTH LINE OF LOT 3; THENCE SOUTH 89 DEGREES 59 MINUTES 29 SECONDS EAST, 20.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 1, 1988 AS DOCUMENT NO. 88046282, AS AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED AS DOCUMENT 88409221 BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 21, 1983 AND KNOWN AS TRUST NO. 57529 AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1986 AND KNOWN AS TRUST NO. 111531 FOR INGRESS AND EGRESS AND PASSAGE OF PEDESTRIANS AND MOTOR VEHICLES OVER THAT PART OF THE LAND DESIGNATED "SERVICE EASEMENT" ON THE SITE PLAN ATTACHED TO SAID DECLARATION AS EXHIBIT C-1.

UNOFFICIAL COPY

Exhibit C continued

PARCEL 4: EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY PLAT RECORDED MAY 17, 1984 AS DOCUMENT 2709321 AND BY DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 1, 1988 AS DOCUMENT NO. 88046282, AS AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED AS DOCUMENT 88409221 BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 21, 1983 AND KNOWN AS TRUST NO. 57529 AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1986 AND KNOWN AS TRUST NO. 111531 FOR INGRESS AND EGRESS AND PASSAGE BY PEDESTRIANS, AND INGRESS, EGRESS, PASSAGE AND PARKING BY MOTOR VEHICLES.

PARCEL 5: EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 1, 1988 AS DOCUMENT NO. 88046282, BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 21, 1983 AND KNOWN AS TRUST NO. 57529 AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1986 AND KNOWN AS TRUST NO. 111531, FOR THE INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITY LINES, CONDUITS, WIRES, CABLES AND PIPES (INCLUDING TELEPHONE, ELECTRIC, GAS, WATER, STORM AND SANITARY SEWER).

PARCEL 6:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR PRIVATE WATER MAIN EASEMENT TO INSTAL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN AN UNDERGROUND WATER MAIN WITH ALL NECESSARY MANHOLES, VALVES AND OTHER EQUIPMENT AS CREATED BY PLAT OF SUBDIVISION RECORDED MAY 17, 1984 AS DOCUMENT 2709321.

PARCEL 7:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR PRIVATE UTILITIES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS AND CABLES, STORM SEWERS AND SANITARY SEWERS WITH ALL NECESSARY APPURTENANCES THERETO AS CREATED BY PLAT OF SUBDIVISION RECORDED MAY 17, 1984 AS DOCUMENT 2709321.

ARLINGTON HEIGHTS
PAGE 3 OF 3

600 E. Rand Rd., Arlington Heights, IL

03-20-200-007

Cook County

UNOFFICIAL COPY

Exhibit D

Round Lake Beach

PARCEL 1:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4, 272.66 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 24 DEGREES 41 MINUTES 42 SECONDS WEST, 332.54 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHEAST (HAVING A RADIUS OF 25.00 FEET), A DISTANCE OF 40.14 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ROLLINS ROAD, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1949 AS DOCUMENT 668335; THENCE NORTH 67 DEGREES 14 MINUTES 19 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ROLLINS ROAD, 1266.47 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE SOUTH 0 DEGREES 10 MINUTES 50 SECONDS EAST ALONG SAID EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 825.67 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 1044.48 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART OF SAID NORTHWEST 1/4 OF SECTION 15, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 197.57 FEET EAST OF AND 166.88 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTES 21 AND 83, 149.12 FEET; THENCE AROUND A CURVE CONCAVE TO THE SOUTHEAST (HAVING A RADIUS OF 25 FEET), FOR A DISTANCE OF 40.14 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ROLLINS ROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, 149.12 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO SAID ILLINOIS ROUTES 21 AND 83, 175.0 FEET; THENCE WESTERLY ALONG THE LINE PARALLEL TO SAID ROLLINS ROAD, A DISTANCE OF 175.0 FEET TO THE POINT OF BEGINNING AND FURTHER EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 25.00 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 57 SECONDS WEST, 25.00 FEET; THENCE EAST, 25.00 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4; THENCE SOUTH 00 DEGREES 10 MINUTES 50 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4, 25.00 FEET TO THE POINT OF BEGINNING) AND ALSO (EXCEPT THAT PART DEEDED TO THE COUNTY OF LAKE DIVISION OF TRANSPORTATION BY DEED RECORDED APRIL 11, 2003 AS DOCUMENT 5185597 AND DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 45 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH RIGHT OF WAY LINE OF ROLLINS ROAD, AS ESTABLISHED BY DOCUMENT NO. 1543202 RECORDED JANUARY 31, 1972, AND THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 0 DEGREES 12 MINUTES 31 SECONDS WEST, 20.00 FEET (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY) ON SAID EAST LINE; THENCE NORTH 43 DEGREES 59 MINUTES 26 SECONDS WEST, 19.87 FEET TO THE SOUTH RIGHT OF WAY LINE OF ROLLINS ROAD; THENCE NORTH 67 DEGREES 38 MINUTES 47 SECONDS EAST, 15.00 FEET ON SAID SOUTH LINE TO THE POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE RIGHTS TO THE USE OF THE COMMON AREAS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE SHOPPING CENTER LEASE DATED JUNE 10, 1999 A MEMORANDUM OF WHICH WAS RECORDED JUNE 24, 1999 AS DOCUMENT 4376198.

Property: 965 East Rollins Road, Round Lake Beach, IL

~~06-15-100-0007; 06-15-100-0008; 06-15-100-0009;~~
 06-15-100-0015

UNOFFICIAL COPY

Exhibit D continued

PARCEL 3:

NON-EXCLUSIVE RIGHTS TO COMMON AREA FOR INGRESS AND EGRESS, PARKING, LANDSCAPING, UTILITIES, COMMON STRUCTURE AND SPRINKLER FACILITIES AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED OCTOBER 28, 1971 AS DOCUMENT NO. 1530101 AND RE-RECORDED JUNE 22, 1972 AS DOCUMENT NO. 1564032.

PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS OVER DRIVEWAY ACROSS THE COMMON BOUNDARY BETWEEN PARCEL 1 AND THE PROPERTY LOCATED TO THE WEST AS CREATED BY CROSS EASEMENT FOR INGRESS, EGRESS AND PARKING RECORDED JANUARY 19, 2001 AS DOCUMENT NO. 4634008.

ROUND LAKE BEACH
PAGE 2 OF 2

Lake County

965 E. Rollins Rd, Round Lake Beach, IL

- 06-15-100-007*
- 008*
- 009*
- 015*
- 016*
- 021*
- 048*
- 056*
- 057*
- 058*

PROPERTY OF COOK COUNTY CLERK'S OFFICE