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Doc#: 1416119099 Fee: \$52.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/10/2014 04:23 PM Pg: 1 of 8

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**SPECIAL WARRANTY DEED**

Exempt under provision of Paragraph e, Section 31-45  
of the Real Estate Transfer Tax Law (25ILCS 200/31-45).

May 20<sup>th</sup>, 2014.

SELLER:

SIMON PROPERTY GROUP (ILLINOIS), L.P., an Illinois limited partnership

By: CHARLES MALL COMPANY LIMITED PARTNERSHIP,  
a Maryland limited partnership, its general partner

By: SIMON PROPERTY GROUP (DELAWARE), INC.,  
a Delaware corporation, its general partner



\$50  
Real Estate  
Transfer Tax  
2283

By:

Name: James M. Barkley

Title: Secretary and General Counsel

THIS INDENTURE, made this 20<sup>th</sup> day of May, 2014, by SIMON PROPERTY GROUP (ILLINOIS), L.P., an Illinois limited partnership, having a principal place of business of 225 W. Washington Street, Indianapolis, Indiana 46204 ("Grantor"), to and in favor of PLAZA AT COUNTRYSIDE, LLC, an Indiana limited liability company, with offices at 225 W. Washington Street, Indianapolis, Indiana 46204 ("Grantee");

**WITNESSETH THAT:**

Grantor, for valuable consideration, does hereby grant, sell and convey with special warranty covenants, unto the Grantee, its successors and assigns, all of the property of land lying and being in Cook County, Illinois known as Countryside Plaza, as more fully described in Exhibit A attached hereto and made a part hereof (hereinafter referred to as the "Property");

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TOGETHER, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor either in law or in equity, of, in and to the Property, with the hereditaments and appurtenances;

BUT SUBJECT TO:

- (i) all streets and public rights of way;
- (ii) all laws, rules and/or regulations (federal, state and/or local) now in effect;
- (iii) restrictions, encumbrances, reservations, limitations, conditions, easements, agreements and/or other matters affecting the Property, if of public record; and
- (iv) all real estate taxes and assessments not due and payable as of the date hereof.

TO HAVE AND TO HOLD, the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

And Grantor will warrant and defend title to the Property against all parties lawfully claiming the same from, through or under it, but against no others.

And Grantor hereby covenants and warrants that it is fully authorized to convey the Property as set forth herein.

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IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed,  
the day and year first above written.

GRANTOR:

SIMON PROPERTY GROUP (ILLINOIS), L.P., an Illinois limited partnership

By: CHARLES MALL COMPANY LIMITED PARTNERSHIP, a Maryland limited partnership,  
its general partner

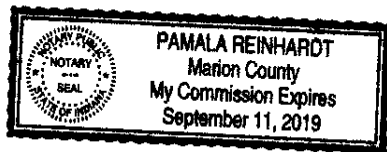
By: SIMON PROPERTY GROUP (DELAWARE), INC., a Delaware corporation, its  
general partner

By: *James M. Barkley*  
Name: James M. Barkley  
Title: Secretary and General Counsel

STATE OF INDIANA             )  
                                                       ) SS.  
COUNTY OF MARION        )

Before me, a Notary Public in and for said County and State, personally appeared James M. Barkley, to me personally known as the Secretary and General Counsel of SIMON PROPERTY GROUP (DELAWARE), INC., a Delaware corporation, general partner of CHARLES MALL COMPANY LIMITED PARTNERSHIP, a Maryland limited partnership, general partner of SIMON PROPERTY GROUP (ILLINOIS), L.P., an Illinois limited partnership, who acknowledged the execution of the foregoing instrument.

WITNESS my hand and notarial seal this 20<sup>th</sup> day of July, 2014.



*Pamala Reinhardt*  
Pamala Reinhardt  
Notary Public

This instrument prepared by:  
Melissa A. Breeden, Esq.  
Simon Property Group (Illinois), L.P.  
225 W. Washington Street  
Indianapolis, Indiana 46204

After recording return to:  
Melissa A. Breeden, Esq.  
Simon Property Group (Illinois), L.P.  
225 W. Washington Street  
Indianapolis, Indiana 46204

Property Address  
59 LaGrange Center  
Countryside, Illinois 60525

Mail Tax Bills To:  
Plaza at Countryside, LLC  
225 W. Washington Street  
Indianapolis, Indiana 46204  
Attn: Real Estate Tax Dept.

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## EXHIBIT A TO SPECIAL WARRANTY DEED

### LEGAL DESCRIPTION

#### Parcel 1:

A part of LaGrange Garden Homes and 59th Street as vacated in the West 1/2 of Section 16, Township 38 North, Range 12 East of the Third Principal Meridian, described as follows:

Commencing at the intersection of the West right of way line of LaGrange Road and the North right of way line of 59th Street as vacated; thence due South 80.00 feet along last said West right of way line; thence North 89 degrees, 45 minutes, 22 seconds, West 760.19 feet along the South right of way line of 59th Street as vacated for a place of beginning; thence continuing North 89 degrees, 45 minutes, 22 seconds, West 524.48 feet to the West line of the Northeast 1/4 of the Southwest 1/4 of said Section 16; thence North 00 degrees, 02 minutes, 05 seconds West 40 feet; thence North 89 degrees, 45 minutes, 22 seconds West 2.29 feet to the West line of the East 1,337 feet of the Northwest 1/4 of said Section 16; thence North 00 degrees, 00 minutes, 00 seconds East 611.88 feet to the South line of the North 22 acres of the Southeast 1/4 of the Northwest 1/4 of said Section 16; thence South 89 degrees, 41 minutes, 19 seconds East 542.55 feet along the last said South line; thence South 00 degrees, 17 minutes, 32 seconds West 351.23 feet; thence North 89 degrees, 44 minutes, 56 seconds West 21.62 feet; thence South 00 degrees, 15 minutes, 04 seconds West 62 feet; thence South 89 degrees, 44 minutes, 56 seconds East 9 feet; thence South 00 degrees, 15 minutes, 04 seconds West 235.01 feet to the place of beginning, all in Cook County, Illinois.

#### Parcel 2:

Non-exclusive easements for the benefit of Parcel 1 for the purposes of ingress and egress; passage of vehicles over the parking areas, driveways, aisles and entryways and service drive; parking of vehicles in the designated parking areas and shown on the site plan; passage of pedestrians in pedestrian walkways, sidewalks and parking areas; the deposit and retention of storm water on the area labeled "retention basin"; the installation, use, operation, maintenance, repair, replacement, relocation and removal of utility facilities; the maintaining of the party walls; and self-help in exercising any right created by the agreement or any right to install, construct, repair, maintain, relocate and remove any and all common area improvements that the developer is required to construct, repair, maintain, relocate and remove under the agreement but fails or refuses to do, as created by grant of easements, contained in Construction, Operation and Reciprocal Easement Agreement dated as of August 19, 1988 and recorded August 26, 1988 as Document Number 88390544 by and between LaGrange Development Company, an Indiana limited partnership, and KMart Corporation, a Michigan corporation; and Assignment and Assumption Agreement dated as of December 1, 1993 recorded January 7, 1994 as Document Number 94022301 by and between LaGrange Development Company Limited Partnership, formerly known as LaGrange Development Company, an Indiana limited partnership and Simon Property Group (Illinois), L.P., an Illinois limited partnership.

#### Parcel 3:

The North Three-Quarters of Lot 11 (except the East 2 rods of the North 18 rods thereof) in

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School Trustees Subdivision of Section 16, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, except therefrom that part dedicated for LaGrange Road and 60th Place by Plat of Dedication recorded January 31, 1977 asdocument number 23805144, and excepting therefrom the South One-Half of the right of way of vacated 59th Street lying West of the West line of LaGrange Road and East of the West line of the Northeast Quarter of the Southwest Quarter of Section 16, Township 38 North, Range 12 East of the Third Principal Meridian, conveyed by deed recorded July 1, 1987 asdocument number 87360087, in Cook County, Illinois.

Excepting therefrom the following described tract of land:

That part of the North Three-Quarter of Lot 11 in School Trustees Subdivision of Section 16, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:

Beginning at a point, said point being 50.0 feet West of the East line of Lot 11 and 33.0 feet North of the South line of North 3/4 of Lot 11; thence West along a line which is parallel to and 33.0 feet North of the South line of the North 3/4 of Lot 11, bearing North 89 degrees 45 minutes 58 seconds West, a distance of 319.0 feet to a point; thence North along a line parallel with the East line of Lot 11, bearing North 0 degrees 00 minutes 00 seconds East, a distance of 100.0 feet to a point; thence East along a line parallel to the South line of the North 3/4 of Lot 11, bearing South 89 degrees 45 minutes 58 seconds East, a distance of 160.0 feet to a point; thence North along a line perpendicular to the South line of the North 3/4 of Lot 11, bearing North 00 degrees 14 minutes 02 seconds East, a distance of 157 feet to a point; thence West along a line parallel with the South line of the North 3/4 of Lot 11, bearing North 89 degrees 45 minutes 58 seconds West, a distance of 15.0 feet to a point; thence North along a line parallel to the East line of Lot 11, bearing North 0 degrees 00 minutes 00 seconds East, a distance of 631.58 feet to a point; thence East along a line parallel with the South line of the North 3/4 of Lot 11, bearing South 89 degrees 45 minutes 58 seconds East, a distance of 299.36 feet to a point; thence South along a line parallel to the East line of Lot 11, bearing South 0 degrees 00 minutes 00 seconds West, a distance of 218.58 feet to a point; thence East along a line parallel with the South line of the North 3/4 of Lot 11, bearing South 89 degrees 45 minutes 58 seconds East, a distance of 174.0 feet to a point; thence North along a line parallel to the East line of Lot 11, bearing North 0 degrees 00 minutes 00 seconds East, a distance of 38.0 feet to a point; thence East along a line parallel to the South line of the North 3/4 of Lot 11, bearing South 89 degrees 45 minutes 58 seconds East, a distance of 200.0 feet to a point on a line 50.0 feet West of and parallel with the East line of Lot 11; thence South along said line, bearing South 0 degrees 00 minutes 00 seconds West, a distance of 708.0 feet to the point of beginning.

Also excepting therefrom the following described tract of land:

That part of the North Three-Quarters of Lot 11 (except the East 2 rods of the North 18 rods thereof) in School Trustees Subdivision of Section 16, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, except therefrom that part dedicated for LaGrange Road and 60th Place by Plat of Dedication recorded January 31, 1977 asdocument number 23805144, and excepting therefrom the South One-Half of the right of way of vacated 59th Street lying West of the West line of LaGrange Road and East of the West line of the Northeast Quarter of the Southwest Quarter of Section 16, Township 38 North, Range 12 East of the Third Principal Meridian, conveyed by deed recorded July 1, 1987 asdocument number 87360087, in Cook County, Illinois, described as follows:

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Beginning at a point 11.84 feet South and 20.98 feet West of the Northeast corner of the above referenced tract; thence South 00 degrees 00 minutes 00 seconds West 86.00 feet; thence South 90 degrees 00 minutes 00 seconds West 33 feet; thence South 00 degrees 00 minutes 00 seconds West 9.00 feet; thence South 90 degrees 00 minutes 00 seconds West 32.00 feet; thence North 00 degrees 00 minutes 00 seconds West 61.00 feet; thence North 00 degrees 00 minutes 00 seconds East 86.00 feet; thence North 90 degrees 00 minutes 00 seconds East 126.00 feet to the place of beginning.

Parcel 4:

Non-exclusive easements for the benefit of Parcel 3 for ingress and egress, parking, utilities and construction, reconstruction, erection and maintenance of foundations, footings, supports, canopies, roofs and other overhangs and other similar appurtenances to the above described land, created, defined, limited and granted by the certain Construction, Operation and Reciprocal Easement Agreement dated December 30, 1976 by and between LaGrange Development Company, an Indiana limited partnership, and The May Department Stores Company, a New York corporation, recorded February 24, 1977 as Document Number 23830713 as amended by First Amendment thereto dated March 10, 1980 and recorded March 13, 1980 as Document Number 25390406; as amended by Second Amendment thereto dated November 20, 1985 and recorded January 28, 1986, as Document Number 86037341 and as amended by Third Amendment thereto dated November 28, 1989 recorded December 4, 1989 as Document Number 89575692; and Assignment and Assumption Agreement dated as of December 1, 1993 recorded January 7, 1994 as Document Number 94022301 by and between LaGrange Development Company Limited Partnership, formerly known as LaGrange Development Company, an Indiana limited partnership and Simon Property Group (Illinois), L.P., an Illinois limited partnership; as amended by Fourth Amendment thereto dated June 6, 2003 and recorded July 2, 2003 as Document Number 0318327061; as amended by Fifth Amendment thereto dated September 24, 2004 and recorded December 14, 2004 as Document Number 0434919001.

18-16-111-017  
18-16-301-006

Clerk's Office

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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 the 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.

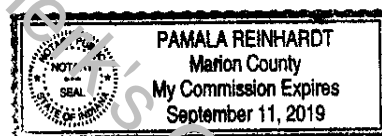
Dated: May 20, 2014

Grantor:  
SIMON PROPERTY GROUP (ILLINOIS), L.P.,  
an Illinois limited partnership  
By: CHARLES MALL COMPANY LIMITED  
PARTNERSHIP, a Maryland limited  
partnership, its general partner  
By: SIMON PROPERTY GROUP  
(DELAWARE), INC., a Delaware  
corporation, its general partner

By: *James M. Barkley*  
Name: James M. Barkley  
Title: Secretary and General Counsel

Subscribed and sworn to before  
me by the said Agent  
this 20<sup>th</sup> day of MAY, 2014

Notary Public: *Pamela Reinhardt*



The grantee or 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.

[Signatures continue on next page]



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Dated: MAY 20, 2014

Grantee:

PLAZA AT COUNTRYSIDE, LLC, an Indiana limited liability company

By: SIMON PROPERTY GROUP (ILLINOIS), L.P., an Illinois limited partnership, its sole member

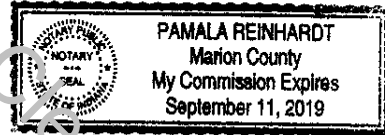
By: CHARLES MALL COMPANY LIMITED PARTNERSHIP, a Maryland limited partnership, its general partner

By: SIMON PROPERTY GROUP (DELAWARE), INC., a Delaware corporation, its general partner

By: [Signature]  
Name: James M. Barkley  
Title: Secretary and General Counsel

Property of Cook County Clerk's Office

Subscribed and sworn to before me by the said Agent this 20<sup>th</sup> day of MAY, 2014



Notary Public: Pamala Reinhardt

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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)