

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 1420210031 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/21/2014 11:34 AM Pg: 1 of 6

This instrument prepared by:  
Kenneth H. Brown, Esq.  
Brown & Brown P.C.  
600 Central Avenue - Suite 325  
Highland Park, IL 60035

## SPECIAL WARRANTY DEED

Grantor, Bumblebee Properties L.L.C., an Illinois limited liability company, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, BCL Dundee Plaza LLC an Illinois limited liability company ("Grantee"), and whose mailing address is 450 Skokie Boulevard, Suite 604, Northbrook, Illinois 60062, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey, assign and deliver to Grantee that parcel of real estate, legally described on the attached **Exhibit A** and subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof ("Permitted Exceptions").

TO HAVE AND TO HOLD the herein described Property, together with all and singular the tenements, hereditaments and appurtenances thereto belonging unto Grantee, its successors and assigns and Grantor hereby agrees to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming the same, by, through or under Grantor, but not otherwise, subject however, to the Permitted Exceptions.

Commonly known as: 450 Skokie Boulevard, Unit 700, Northbrook, Illinois 60062.  
Property Index Number: 04-02-400-005-1021

IN WITNESS WHEREOF, Grantor has caused this deed to be executed as of June 30, 2014.

### GRANTOR:

Bumblebee Properties L.L.C.

By:   
Manager

REAL ESTATE TRANSFER TAX	01-Jul-2014
COUNTY:	410.00
ILLINOIS:	820.00
TOTAL:	1,230.00

04-02-400-005-1021 | 20140601604649 | 0-950-451-968

**Box 400-CTCC**

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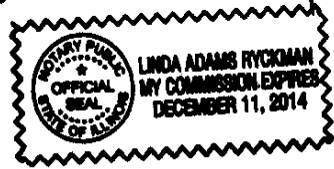
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STATE OF ILLINOIS            )  
  )  
COUNTY OF LAKE            )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Michael Elisha, personally known to me to be a manager of Bumblebee Properties L.L.C., an Illinois limited liability company ("Company") and 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 as such manager, he signed and delivered the said instrument pursuant to authority given to him as manager of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal as of the 30 day of June, 2014.

*Linda Adams Ryckman*  
Notary Public



**My Commission Expires:**

After Recording  
Return to:

Thomas G. Jaros, Esq.  
Levenfeld Pearlstein LLC  
2 N. LaSalle Street - Suite 1300  
Chicago, IL 60602

Send Subsequent  
Tax Bills to:

BCL Dundee Plaza, LLC  
450 Skokie Boulevard - Suite 604  
Northbrook, IL 60062

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

UNIT 7 IN 450 OFFICE COURT CONDOMINIUM, AS DELINEATED ON SURVEY OF LOT 1 IN 450 OFFICE COURT, BEING A SUBDIVISION IN PART OF THE NORTH 1/2 AND A PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 2, 1986 AS DOCUMENT # 86387088, AND RE-RECORDED SEPTEMBER 24, 1987 AS DOCUMENT NUMBER 87521720, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

EASEMENT CREATED BY EASEMENT-PRIVATE ROADWAY CROSSING AGREEMENT NO. 84493 MADE BY THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 85122703.

### PARCEL 3:

PRIVATE ROADWAY EASEMENT MADE BY COMMONWEALTH EDISON COMPANY, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 85304545.

### PARCEL 4:

EASEMENT CREATED BY DECLARATION AND GRANT OF EASEMENT FOR ROADWAY PURPOSES RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22963582, AND AMENDED BY DOCUMENTS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBERS 26876732 AND 85304544.

PIN NUMBER: 04-02-400-005-1021

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## EXHIBIT B PERMITTED EXCEPTIONS

1. TAXES FOR 2<sup>ND</sup> INSTALLMENT 2013 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.
2. RIGHTS OF NATIONAL ENROLLMENT SERVICES, AS TENANT ONLY, UNDER AN UNRECORDED LEASE, WITH NO OPTIONS TO PURCHASE OR RIGHTS OF FIRST REFUSAL.
3. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 2, 1986 AS DOCUMENT NO. 86387088 AND RECORDED SEPTEMBER 24, 1987 AS DOCUMENT NUMBER 87521720, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
4. A 150 FOOT BUILDING LINE ALONG THE SOUTHERLY LINE OF THE LAND, AS DISCLOSED BY PLAT, RECORDED DECEMBER 12, 1985 AS DOCUMENT 85320710.  
  
(AFFECTS SOUTH 150 FEET OF COMMON ELEMENTS)
5. LICENSE DATED OCTOBER 18, 1955 IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AS DISCLOSED BY INSTRUMENT RECORDED APRIL 25, 1963 AS DOCUMENT 18779318.  
  
(AFFECTS COMMON ELEMENTS)
6. RIGHT TO MAINTAIN, OPERATE, USE, RECONSTRUCT AND REPLACE ANY AND ALL EXISTING CONDUITS, SEWERS, WATER MAINS, GAS LINES, ELECTRIC POWER LINES, COMMUNICATION LINES, WIRES AND OTHER UTILITIES ON THE EASTERLY PART OF THE LAND AS RESERVED IN DEED FROM CHICAGO AND NORTHWESTERN RAILROAD COMPANY TO NORTHBROOK SUPPLY COMPANY DATED AUGUST 3, 1966 AND RECORDED NOVEMBER 14, 1966 AS DOCUMENT 19991936 AND RECORDED NOVEMBER 19, 1969 AS DOCUMENT 21016392.  
  
(AFFECTS PARCEL 1, EXCEPT THAT PART OF THE NORTHWEST 1/4 OF THE SOUTH EAST ¼ OF SECTION 2 AFORESAID LYING SOUTHWESTERLY OF THE FORMER 100 FOOT RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY)
7. EASEMENT OVER THE AREAS AS DESIGNATED ON PLAT OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS

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BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED DECEMBER 12, 1985 AS DOCUMENT 85320710.

8. EASEMENT OVER THE AREAS AS DESIGNATED ON PLAT OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED DECEMBER 12, 1985 AS DOCUMENT 85320710.

9. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE AREAS DESIGNATED AS EXHIBIT "A" ON THE PLAT ATTACHED THERETO BEING A PART OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH GAS SERVICE TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY RECORDED FEBRUARY 21, 1986 AS DOCUMENT 86072558.

10. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE AREAS DESIGNATED AS EXHIBIT "A" ON THE PLAT ATTACHED THERETO BEING A PART OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH GAS SERVICE TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY RECORDED FEBRUARY 21, 1986 AS DOCUMENT 86072559.

11. EASEMENT IN FAVOR OF VILLAGE OF NORTHBROOK RECORDED SEPTEMBER 5, 1991 AS DOCUMENT NO. 91458604 AFFECTING THE UNDERLYING LAND, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

12. COVENANT CONTAINED IN DEED FROM CHICAGO AND NORTHWESTERN RAILWAY COMPANY, AN ILLINOIS CORPORATION TO NORTHBROOK SUPPLY COMPANY, AN ILLINOIS CORPORATION THAT THE SOUTHERLY 80 FEET OF PARCEL SHOULD BE KEPT FREE FROM ALL BUILDINGS, STRUCTURES, TREES, SHRUBBERY, OR OTHER OBSTRUCTION WHICH WILL OSTRUCT THE VIEW OVER AND ACROSS SAID SOUTHERLY 80 FOOT STRIP OF THE LAND CONVEYED BY DEED RECORDED NOVEMBER 14, 1966 AS DOCUMENT 19991936 AND RE-RECORDED NOVEMBER 19, 1969 AS DOCUMENT 21016392.

NOTE: SAID STRIP FALLS WHOLLY WITHIN THE 150 FOOT BUILDING LINE AS SHOWN ON PLAT OF 450 OFFICE COURT SUBDIVISION (AFFECTS THE SOUTH 40 FEET OF THE LAND)

13. GRANT DATED DECEMBER 19, 1957 AND RECORDED FEBRUARY 3, 1958 AS DOCUMENT 17125200 MADE BY CHICAGO AND NORTH WESTERN RAILWAY COMPANY, A CORPORATION OF WISCONSIN, TO THE ILLINOIS STATE TOLL HIGHWAY

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COMMISSION, ITS SUCCESSORS AND ASSIGNS OF A PERPETUAL AND PERMANENT EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, USE AND OPERATION OF THAT CERTAIN GRADE SEPARATION STRUCTURE FOR ALL TOLL HIGHWAY AND HIGHWAY PURPOSES IN THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 2, THENCE WEST A DISTANCE OF 79.59 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY A DISTANCE OF 397.66 FEET ALONG A LINE FORMING AN ANGLE TO THE RIGHT OF 69 DEGREES, 26 MINUTES, 57 SECONDS WITH THE PRECEDING LINE EXTENDED; THENCE EAST A DISTANCE OF 130.41 FEET ALONG A LINE FORMING AN ANGLE TO THE RIGHT OF 110 DEGREES, 33 MINUTES, 03 SECONDS WITH THE PRECEDING LINE EXTENDED; THENCE SOUTHEASTERLY A DISTANCE OF 460.56 FEET ALONG A LINE FORMING AN ANGLE TO THE RIGHT OF 63 DEGREES, 33 MINUTES, 00 SECONDS WITH THE PRECEDING LINE EXTENDED; THENCE WEST A DISTANCE OF 180.97 FEET ALONG A LINE FORMING AN ANGLE TO THE RIGHT OF 116 DEGREES, 27 MINUTES, 00 SECONDS WITH THE PRECEDING LINE EXTENDED; THENCE NORTHWESTERLY A DISTANCE OF 42.72 FEET ALONG A LINE FORMING AN ANGLE TO THE RIGHT OF 69 DEGREES, 26 MINUTES, 57 SECONDS WITH THE PRECEDING LINE EXTENDED TO THE POINT OF BEGINNING

(AFFECTS THAT PART OF COMMON ELEMENTS OF PARCEL 1)

(DOES NOT AFFECT THE LAND UNDERLYING THE BUILDING)

14. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2, 3 AND 4 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.