

# UNOFFICIAL COPY

This Document Prepared By:

Anne R. Garr  
Freeborn & Peters LLP  
311 South Wacker Drive, Suite 3000  
Chicago, Illinois 60606

After Recording Mail To:

JPMorgan Chase Bank, National Association  
1111 Polaris Parkway  
Mail Code OH1-0241  
Columbus, Ohio 43240-2050  
Attn: Lease Administration Manager



Doc#: 1422516115 Fee: \$50.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/13/2014 04:02 PM Pg: 1 of 7

Send subsequent tax bills to:

ICG  
P. O. Box 810490  
Dallas, Texas 75381

## SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 5<sup>th</sup> day of August, 2014, between **Wilmette Village Center LLC**, an Illinois limited liability company ("Grantor"), and **JPMorgan Chase Bank, National Association**, a national banking association ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to Grantee's successors and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof (the "Premises").

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 equity, of, in and to the above described Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Premises as above described, with the appurtenances, unto Grantee and Grantee's successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee and Grantee's successors and assigns, that during the period of time that Grantor held fee simple title to the Premises, it has not done or suffered to be done, anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor WILL WARRANT AND DEFEND the Premises for the period of time that Grantor held fee simple title to the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

8961099 2014

REAL ESTATE TRANSFER TAX		14-Aug-2014
	COUNTY:	5,650.00
	ILLINOIS:	11,300.00
	TOTAL:	16,950.00
05-34-103-004-0000   20140801618903   0-267-131-008		

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

Wilmette Village Center LLC, an Illinois limited liability company

By: Double R Design, Inc., an Illinois corporation, a manager

By: [Signature]  
Mitchell H. Miller, President

By: Focus Commercial Property Management, LLC, an Illinois limited liability company, a manager

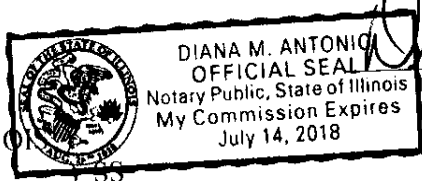
By: [Signature]  
Rodney E. Vetter, Manager

Property of Cook County Clerk's Office

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 Mitchell H. Miller, the President of Double R Design, Inc., a manager of Wilmette Village Center LLC, an Illinois limited liability company, and 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 signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of the limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this 5<sup>th</sup> day of August, 2014.

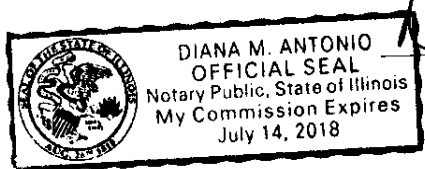


[Signature]  
Notary Public

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 Rodney E. Vetter, a manager of Focus Commercial Property Management, LLC, a manager of Wilmette Village Center LLC, an Illinois limited liability company, and 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 signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of the limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this 5<sup>th</sup> day of August, 2014.



[Signature]  
Notary Public

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:  
LOTS 19 TO 26, BOTH INCLUSIVE, IN WESTERFIELD'S RESUBDIVISION OF THAT PART OF BLOCK 27 IN WILMETTE VILLAGE LYING EAST OF AND ADJOINING A STRIP OF LAND 100 FEET WIDE ALONG THE WESTERLY SIDE THEREOF, CONVEYED TO CHICAGO AND MILWAUKEE RAILROAD COMPANY BY DEED DATED NOVEMBER 1, 1870 AND RECORDED JANUARY 31, 1871 AS DOCUMENT 81835, ACCORDING TO THE PLAT OF SAID WESTERFIELD'S RESUBDIVISION RECORDED MAY 17, 1878 IN BOOK 13 OF PLATS, PAGE 70, AS DOCUMENT NO. 180959, ALL IN THE NORTH SECTION OF WILMETTE RESERVATION, IN (THE NORTHWEST 1/4 OF SECTION 34) TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY.

PARCEL 2:  
THE VACATED 20 FOOT WIDE ALLEY VACATED BY ORDINANCE NO. 69-0-4, A COPY OF WHICH WAS RECORDED MAY 14, 1969 AS DOCUMENT NO. 20840526, LYING BETWEEN LOTS 19 TO 22, INCLUSIVE, AND LOTS 24 TO 26, INCLUSIVE, OF WESTERFIELD'S RESUBDIVISION OF PART OF BLOCK 27 OF VILLAGE OF WILMETTE RECORDED MAY 17, 1878 AS DOCUMENT NO. 180959 IN THE NORTHWEST 1/4 OF SECTION 34, AFORESAID.

PARCEL 3:  
THAT PART OF WASHINGTON COURT (WASHINGTON AVENUE) (PINE STREET) VACATED BY ORDINANCE NO. 71-0-21, A COPY OF WHICH WAS RECORDED SEPTEMBER 3, 1971 AS DOCUMENT NO. 21613277, AND DESCRIBED AS LYING WEST OF THE WEST LINE OF LOT 23 OF WESTERFIELD'S RESUBDIVISION OF PART OF BLOCK 27 OF VILLAGE OF WILMETTE RECORDED MAY 17, 1878 AS DOCUMENT NO. 180959 IN THE NORTHWEST 1/4 OF SECTION 34, AFORESAID, SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID WASHINGTON COURT EXTENDED, AND NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 23 EXTENDED.

PARCEL 4:  
THAT PART OF THE EAST AND WEST PUBLIC ALLEY IN WESTERFIELD'S RESUBDIVISION OF PART OF BLOCK 27 OF VILLAGE OF WILMETTE RECORDED MAY 17, 1878 AS DOCUMENT NO. 180959 IN THE NORTHWEST 1/4 OF SECTION 34, AFORESAID, VACATED BY ORDINANCE NO. 71-0-21, A COPY OF WHICH WAS RECORDED SEPTEMBER 3, 1971 AS DOCUMENT NO. 21613277, AND DESCRIBED AS LYING WEST OF THE WEST LINE OF LOT 24, SOUTH OF AND ADJOINING THE NORTH LINE OF LOT 24 EXTENDED, AND NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 24 EXTENDED.

PARCEL 5:  
THAT PART OF THE RIGHT OF WAY OF WASHINGTON AVENUE (WASHINGTON COURT) (PINE STREET) VACATED BY ORDINANCE NO. 97-0-98, A COPY OF WHICH WAS RECORDED DECEMBER 19, 2008 AS DOCUMENT NO. 0835450011, AS

# UNOFFICIAL COPY

SUBSEQUENTLY CORRECTIVELY AMENDED BY ORDINANCE NO. 98-0-73, A COPY OF WHICH WAS RECORDED DECEMBER 19, 2008 AS DOCUMENT NO. 0835450012, AND DESCRIBED AS FOLLOWS:

THE SOUTH 16.00 FEET OF THAT PART OF WASHINGTON COURT, 66.00 FOOT WIDE RIGHT-OF-WAY LYING NORTH OF AND ADJOINING LOTS 19 THROUGH 23, BOTH INCLUSIVE, IN WESTERFIELD'S RESUBDIVISION, AFORESAID, SAID 16.00 STRIP OF LAND LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF 12TH STREET AND EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF ELECTRIC PLACE.

PINS: 05-34-103-001-0000; 05-34-103-002-0000; 05-34-103-003-0000; 05-34-103-004-0000; 05-34-103-005-0000; and 05-34-103-008-0000

ADDRESS: 1200 North Central Avenue, Wilmette, Illinois **60091-2683**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## **EXHIBIT B** **PERMITTED EXCEPTIONS**

1. RESERVATIONS FOR PUBLIC UTILITIES FOR THE USE AND BENEFIT OF THE VILLAGE OF WILMETTE, THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY AND NORTHERN ILLINOIS GAS COMPANY IN AND TO THE VACATED ALLEY LYING SOUTH OF AND ADJOINING LOT 19 AND LYING NORTH OF AND ADJOINING LOT 26 AS SHOWN ON PLAT VACATION RECORDED MAY 14, 1969 AS DOCUMENT 20840526 AND AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY DATED FEBRUARY 28, 2014 BY GEWALT HAMILTON ASSOCIATES, INC., LAST UPDATED MAY 15 2014. (AFFECTS PARCEL 2)
2. ELECTRIC FACILITIES AGREEMENT MADE BY THE WILMETTE BANK AND THE COMMONWEALTH EDISON COMPANY RECORDED JULY 26, 1971 AS DOCUMENT 21558983 WHEREIN THE WILMETTE BANK GRANTS AN EASEMENT FOR UNDERGROUND PUBLIC UTILITIES. (FOR FURTHER PARTICULARS, SEE RECORD.)
3. DEVELOPMENT AGREEMENT MADE BY THE VILLAGE OF WILMETTE AND BANK ONE ILLINOIS, N.A. RECORDED DECEMBER 4, 1997 AS DOCUMENT NUMBER 97910028 WHEREIN THE VILLAGE OF WILMETTE AGREES TO VACATE THE PUBLIC RIGHT-OF-WAY CONTIGUOUS TO THE BANK PROPERTY AND THE TERMS, PROVISIONS AND CONDITIONS STATED THEREIN. AMENDMENT RECORDED OCTOBER 2, 1998 AS DOCUMENT 98884315. (AFFECTS PARCEL 5)
4. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED ALLEY FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES. (AFFECTS PARCELS 3, 4 AND 5)
5. ENCROACHMENT OF CURBS AND PARKING SPACES LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING PARCELS 1 AND 5 AND EAST AND ADJOINING PARCEL 5, AS SHOWN ON PLAT OF SURVEY BY GEWALT HAMILTON ASSOCIATES, INC., DATED FEBRUARY 28, 2014, LAST REVISED MAY 15, 2014, NUMBER 4658.001.
6. RIGHTS OF JPMORGAN CHASE, HADLEY CAPITAL, NANCY CLARK, ANNE NAGLE, DEVERS GROUP, THE LAW OFFICE OF TIMOTHY E. HIRSCH, LLC, TABS GROUP, INC., RMI MIDWEST, NEXTEL COMMUNICATIONS, STEVEN W. DISTLER (STATE FARM INSURANCE), BRUBAKER ARCHITECTS, RESPITE CARE, DR. THOMAS COLLINS AND PARAGON PROMOTIONS, INC., TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER PRIOR UNRECORDED LEASES, AS DISCLOSED BY ALTA STATEMENT DATED AUGUST \_\_\_\_, 2014, AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
7. ACCESS EASEMENT AGREEMENT DATED MARCH 25, 2014 BY AND BETWEEN WILMETTE VILLAGE CENTER LLC AND THE VILLAGE OF WILMETTE.

**UNOFFICIAL COPY**

Village of Wilmette  
Real Estate Transfer Tax  
1000 - 13758  
Issue Date **AUG 13 2014**  
\$1,000.00

Village of Wilmette  
Real Estate Transfer Tax  
1000 - 13745  
Issue Date **AUG 13 2014**  
\$1,000.00

Village of Wilmette  
Real Estate Transfer Tax  
1000 - 13752  
Issue Date **AUG 13 2014**  
\$1,000.00

Village of Wilmette  
Real Estate Transfer Tax  
1000 - 13743  
Issue Date **AUG 13 2014**  
\$1,000.00

Village of Wilmette  
Real Estate Transfer Tax  
1000 - 13742  
Issue Date **AUG 13 2014**  
\$1,000.00

Village of Wilmette  
Real Estate Transfer Tax  
1000 - 13762  
Issue Date **AUG 13 2014**  
\$1,000.00

Village of Wilmette  
Real Estate Transfer Tax  
1000 - 13755  
Issue Date **AUG 13 2014**  
\$1,000.00

Village of Wilmette  
Real Estate Transfer Tax  
1000 - 13764  
Issue Date **AUG 13 2014**  
\$1,000.00

Village of Wilmette  
Real Estate Transfer Tax  
1000 - 13765  
Issue Date **AUG 13 2014**  
\$1,000.00

Village of Wilmette  
Real Estate Transfer Tax  
1000 - 13748  
Issue Date **AUG 13 2014**  
\$1,000.00

Village of Wilmette  
Real Estate Transfer Tax  
1000 - 13746  
Issue Date **AUG 13 2014**  
\$1,000.00

Village of Wilmette  
Real Estate Transfer Tax  
1000 - 13751  
Issue Date **AUG 13 2014**  
\$1,000.00

Village of Wilmette  
Real Estate Transfer Tax  
1000 - 13768  
Issue Date **AUG 13 2014**  
\$1,000.00

Village of Wilmette  
Real Estate Transfer Tax  
1000 - 13766  
Issue Date **AUG 13 2014**  
\$1,000.00

Village of Wilmette  
Real Estate Transfer Tax  
1000 - 13757  
Issue Date **AUG 13 2014**  
\$1,000.00

Village of Wilmette  
Real Estate Transfer Tax  
1000 - 13763  
Issue Date **AUG 13 2014**  
\$1,000.00

Village of Wilmette  
Real Estate Transfer Tax  
1000 - 13757  
Issue Date **AUG 13 2014**  
\$1,000.00

Village of Wilmette  
Real Estate Transfer Tax  
1000 - 13761  
Issue Date **AUG 13 2014**  
\$1,000.00

Village of Wilmette  
Real Estate Transfer Tax  
1000 - 13741  
Issue Date **AUG 13 2014**  
\$1,000.00

Village of Wilmette  
Real Estate Transfer Tax  
1000 - 13744  
Issue Date **AUG 13 2014**  
\$1,000.00

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Village of Wilmette  
 Real Estate Transfer Tax \$1,000.00  
 1000 - 13754  
 Issue Date **AUG 13 2014**

Village of Wilmette  
 Real Estate Transfer Tax \$1,000.00  
 1000 - 13760  
 Issue Date **AUG 13 2014**

Village of Wilmette  
 Real Estate Transfer Tax \$1,000.00  
 1000 - 13749  
 Issue Date **AUG 13 2014**

Village of Wilmette  
 Real Estate Transfer Tax \$1,000.00  
 1000 - 13759  
 Issue Date **AUG 13 2014**

Village of Wilmette  
 Real Estate Transfer Tax \$1,000.00  
 1000 - 13753  
 Issue Date **AUG 13 2014**

Village of Wilmette  
 Real Estate Transfer Tax \$500.00  
 500 - 10441  
 Issue Date **AUG 13 2014**

Village of Wilmette  
 Real Estate Transfer Tax \$1,000.00  
 1000 - 13740  
 Issue Date **AUG 13 2014**

Village of Wilmette  
 Real Estate Transfer Tax \$1,000.00  
 1000 - 13736  
 Issue Date **AUG 13 2014**

Village of Wilmette  
 Real Estate Transfer Tax \$1,000.00  
 1000 - 13756  
 Issue Date **AUG 13 2014**

Village of Wilmette  
 Real Estate Transfer Tax \$400.00  
 400 - 2952  
 Issue Date **AUG 13 2014**

Village of Wilmette  
 Real Estate Transfer Tax \$1,000.00  
 1000 - 13739  
 Issue Date **AUG 13 2014**

Village of Wilmette  
 Real Estate Transfer Tax \$1,000.00  
 1000 - 13747  
 Issue Date **AUG 13 2014**

Village of Wilmette  
 Real Estate Transfer Tax \$1,000.00  
 1000 - 13750  
 Issue Date **AUG 13 2014**

Village of Wilmette  
 Real Estate Transfer Tax \$1,000.00  
 1000 - 13737  
 Issue Date **AUG 13 2014**

Village of Wilmette  
 Real Estate Transfer Tax \$1,000.00  
 1000 - 13738  
 Issue Date **AUG 13 2014**

Property of Cook County Clerk's Office