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PREPARED BY:

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Doc#: 1431822061 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/14/2014 01:27 PM Pg: 1 of 7

WHEN RECORDED RETURN TO:

Kathleen Suher
Home Properties, L.P.
850 Clinton Square
Rochester, New York 14604

For Recorders Use Only

020141422 Kennon D1 182

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 12th day of November, 2014, between **LAKES OF SCHAUMBURG, LLC**, a Delaware limited liability company, created and duly authorized to transact business in the State of Illinois, party of the first part, and **HOME PROPERTIES SCHAUMBURG, LLC**, a Delaware limited liability company, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF.

Permanent Real Estate Index Number: 02-34-102-061-0000 and 02-34-102-062-0000

Address of Real Estate: 801 Belinder Lane, Schaumburg, Illinois 60074

Together with all and singular hereditaments and appurtenances thereto 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 the party of the first part, 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 the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND SPECIALLY, subject to: See Exhibit B.

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX

25683 \$66,000.00⁰⁰

LP 5215389.2 \ 38276-97913

[Signature Appears on the Following Page]

REAL ESTATE TRANSFER TAX

14-Nov-2014



COUNTY: 17,056.50
ILLINOIS: 34,113.00
TOTAL: 51,169.50

02-34-102-061-0000 | 20141101644954 | 0-463-659-648

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IN WITNESS WHEREOF, Seller has executed this Special Warranty Deed as of the date first above written.

SELLER

LAKES OF SCHAUMBURG, LLC, a Delaware limited liability company

By: Marquette Lakes of Schaumburg, LLC, a Delaware limited liability company, its sole member

By: MP Lakes of Schaumburg, LLC, an Illinois limited liability company, its managing member

By: MAA Lakes of Schaumburg, LLC, an Illinois limited liability company, its manager

By: *Nicholas M. Ryan*
Name: Nicholas M. Ryan
Its: MANAGER

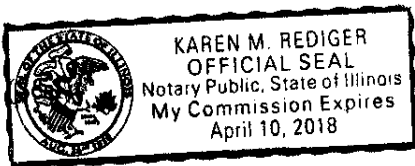
STATE OF ILLINOIS)
) :SS
COUNTY OF ~~COOK~~ DuPage)

I, KAREN M. REDIGER a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nicholas M. Ryan, the MANAGER of MAA Lakes of Schaumburg, LLC, an Illinois limited liability company, the manager of MP Lakes of Schaumburg, LLC, an Illinois limited liability company, the managing member of Marquette Lakes of Schaumburg, LLC, a Delaware limited liability company, the sole member of LAKES OF SCHAUMBURG, LLC, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this 5th day of November, 2014.

Karen M. Rediger
Notary Public

My commission expires on: 4-10-18



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN LAKES OF SCHAUMBURG UNIT 1, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1988 AS DOCUMENT 88109929, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY AGREEMENT FOR EASEMENT FOR INGRESS AND EGRESS MADE BY AND BETWEEN LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 11, 1985 AND KNOWN AS TRUST NUMBER 106065 AND LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 12, 1986 AND KNOWN AS TRUST NUMBER 111756 DATED DECEMBER 22, 1986 AND RECORDED DECEMBER 24, 1986 AS DOCUMENT 86617621 OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF PLUM GROVE ROAD AS WIDENED, ACCORDING TO THE PLAT OF DEDICATION THEREOF RECORDED DECEMBER 21, 1979 AS DOCUMENT 25291060, SAID WESTERLY LINE BEING A LINE 90.00 FEET, AS MEASURED AT RIGHT ANGLES, WESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF LOT 1, AS STAKED AND MONUMENTED, IN OLD PLUM GROVE SUBDIVISION OF PART OF SAID SECTION 34, ACCORDING TO THE PLAT OF SAID OLD PLUM GROVE SUBDIVISION RECORDED MAY 25, 1943 AS DOCUMENT 13080952, WITH THE SOUTHERLY LINE OF OLD PLUM GROVE ROAD AS WIDENED, ACCORDING TO THE PLAT OF DEDICATION THEREOF RECORDED DECEMBER 21, 1979 AS DOCUMENT 25291060, SAID SOUTHERLY LINE OF OLD PLUM GROVE ROAD (ALSO KNOWN AS HARTUNG ROAD) BEING A LINE 34.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF 66 FEET WIDE OLD PLUM GROVE ROAD; THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG SAID SOUTHERLY LINE OF OLD PLUM GROVE ROAD AS WIDENED, 1119.26 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG SAID SOUTHERLY LINE OF OLD PLUM GROVE ROAD AS WIDENED, 36.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, 393.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, 36.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST, 393.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 1 IN LAKES OF SCHAUMBURG UNIT 2, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1988 AS DOCUMENT 88479427, IN COOK COUNTY, ILLINOIS.

Common Address: 801 Belinder Lane, Schaumburg, Illinois 60074
PINs: 02-34-102-061-0000 and 02-34-102-062-0000

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EXHIBIT B

EXCEPTIONS TO TITLE

7. MULTIFAMILY MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT FROM LAKES OF SCHAUMBURG, LLC, A DELAWARE LIMITED LIABILITY COMPANY SECURING A LOAN FROM HOLLIDAY FENGLIO FOWLER, L.P. IN THE ORIGINAL PRINCIPAL SUM OF \$33,000,000.00 DATED AS OF AUGUST 20, 2010, AND FILED FOR RECORD ON AUGUST 23, 2010, IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 1023541029.

ASSIGNMENT OF SECURITY INSTRUMENT BY HOLLIDAY FENOGLIO FOWLER, L.P. TO FEDERAL HOME LOAN MORTGAGE CORPORATION DATED AS OF AUGUST 20, 2010, AND FILED FOR RECORD ON AUGUST 23, 2010, IN THE AFORESAID FILING OFFICE AS DOCUMENT NO. 1023541031.

FURTHER ASSIGNED TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES CORP., MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2011-K10 BY DOCUMENT 1106948032.

MODIFIED BY ASSUMPTION AGREEMENT RECORDED - AS DOCUMENT

8. FINANCING STATEMENT FROM LAKES OF SCHAUMBURG, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS DEBTOR, TO HOLLIDAY FENOGLIO FOWLER, L.P., AS SECURED PARTY, AND SHOWING FEDERAL HOME LOAN MORTGAGE CORPORATION AS ASSIGNEE OF SECURED PARTY, FILED FOR RECORD ON AUGUST 23, 2010, IN THE AFORESAID FILING OFFICE, AS DOCUMENT NO. 1023541030.

ASSIGNED TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES CORP., MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2011-K10 BY DOCUMENT 1106034057.

9. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

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

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

11. RIGHTS OF OTHERS AND MAINTENANCE OBLIGATIONS CONTAINED IN THE AGREEMENT OF EASEMENT FOR INGRESS AND EGRESS RECORDED DECEMBER 24, 1986 AS DOCUMENT NO. 86617621.

12. EASEMENT, TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF PROTECTIVE COVENANTS DATED MAY 22, 1979 AND RECORDED JUNE 21, 1979 AS DOCUMENT 25016002 MADE BY SHELL OIL COMPANY REGARDING STORM SEWER AND RELATED PONDS.

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NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION

13. EASEMENT OVER PART OF THE EASTERLY 10 FEET OF THE LAND, IN FAVOR OF MT. PROSPECT STATE BANK AS TRUSTEE UNDER TRUST NUMBER 1336, FOR STORM SEWER, RECORDED AUGUST 23, 1984 AS DOCUMENT NUMBER 27227041, AND THE COVENANTS, CONDITIONS, AND AGREEMENTS THEREIN CONTAINED.

(AFFECTS PARCEL 1)

14. 30 FOOT BUILDING SETBACK LINE OVER THE NORTH LINE OF THE LAND AS SHOWN ON THE PLAT OF LAKES OF SCHAUMBURG UNIT 1 SUBDIVISION, RECORDED MARCH 16, 1988 AS DOCUMENT 88109929.

(AFFECTS PARCEL 1)

15. A 30 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT OVER THE NORTH LINE OF THE LAND AS SHOWN ON THE PLAT OF LAKES OF SCHAUMBURG UNIT 1 SUBDIVISION, RECORDED MARCH 16, 1988 AS DOCUMENT 88109929.

(AFFECTS PARCEL 1)

16. 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS OVER VARIOUS PORTIONS OF THE LAND, AS SHOWN ON THE PLAT OF LAKES OF SCHAUMBURG UNIT 1, RECORDED MARCH 16, 1988 AS DOCUMENT 88109929.

(AFFECTS PARCEL 1)

17. A 15 FOOT BIKE PATH EASEMENT GRANTED TO THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, AND ITS SUCCESSORS AND ASSIGNS, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED MARCH 16, 1988 AS DOCUMENT 88109929.

(AFFECTS PARCEL 1)

18. EASEMENT AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED MARCH 16, 1988 AS DOCUMENT 88109929.

(AFFECTS PARCEL 1)

19. AN EASEMENT OVER VARIOUS PORTIONS OF THE LAND AS CREATED BY GRANT TO THE NORTHERN ILLINOIS GAS COMPANY, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED MARCH 16, 1988 AS DOCUMENT 88109929.

(AFFECTS PARCEL 1)

20. EASEMENT GRANTED TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF SCHAUMBURG, INCLUDING, BUT NOT LIMITED TO COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE

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COMPANY, NORTHERN ILLINOIS GAS COMPANY AND CABLENET OF ILLINOIS, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS AND GAS MAINS IN, OVER, UNDER, ACROSS, ALONG AND UPON ALL AREAS SHOWN ON SAID PLAT OF SUBDIVISION RECORDED MARCH 16, 1988 AS DOCUMENT 88109929.

(AFFECTS PARCEL 1)

21. AN EASEMENT RESERVED AND GRANTED TO THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS AND ITS SUCCESSORS AND ASSIGNS, OVER CERTAIN PORTIONS OF THE LAND, RECORDED MARCH 16, 1988 AS DOCUMENT 88109929.

(AFFECTS PARCEL 1)

22. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), AS CONTAINED IN THE PLAT OF LAKES OF SCHAUMBURG UNIT 1, RECORDED MARCH 16, 1988 AS DOCUMENT 88109929.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION

(AFFECTS PARCEL 1)

23. PUBLIC UTILITY EASEMENT OVER A PORTION OF LOT 1 AFORESAID, AS SHOWN ON SAID PLAT OF SCHAUMBURG UNIT 1 SUBDIVISION, RECORDED MARCH 16, 1988 AS DOCUMENT 88109929, OVER AREAS EXCEPT THOSE PORTIONS OF SAID LOT WHICH ARE DENOTED AS "NON-EASEMENT AREAS" OF INDIVIDUAL BUILDING PADS IN THE EASEMENT PROVISIONS ON SAID PLAT

(AFFECTS PARCEL 1)

24. STORM SEWER EASEMENT AS CREATED BY RESERVATION OF EASEMENT CONTAINED IN DEED FROM SHELL OIL COMPANY TO FRANK R. STAPE POLDER INC., DATED MAY 29, 1979 AND RECORDED JUNE 21, 1979 AS DOCUMENT 25016003.

(AFFECTS PARCEL 3)

25. A 30 FOOT BUILDING SETBACK LINE OVER THE EAST LINE OF THE LAND AS SHOWN ON THE PLAT THEREOF RECORDED OCTOBER 18, 1988 AS DOCUMENT 88479427

(AFFECTS PARCEL 3)

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26. A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT OVER THE EAST LINE OF THE LAND AS SHOWN ON THE PLAT THEREOF RECORDED OCTOBER 18, 1988 AS DOCUMENT 88479427.

(AFFECTS PARCEL 3)

27. A 15 FOOT BIKE PATH EASEMENT GRANTED TO THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, AND ITS SUCCESSORS AND ASSIGNS, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED OCTOBER 18, 1988 AS DOCUMENT 88479427.

(AFFECTS PARCEL 3)

28. EASEMENT GRANTED TO THE CABLENET OF ILLINOIS, INC., THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY AND THE VILLAGE OF SCHAUMBURG AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, SHOWN ON THE PLAT OF SUBDIVISION RECORDED OCTOBER 18, 1988 AS DOCUMENT 88479427.

(AFFECTS PARCEL 3)

29. EASEMENT GRANTED TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF SCHAUMBURG, INCLUDING, BUT NOT LIMITED TO COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY AND CABLENET OF ILLINOIS, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS AND GAS MAINS IN, OVER, UNDER, ACROSS, ALONG AND UPON AREAS SHOWN ON SAID PLAT OF SUBDIVISION RECORDED OCTOBER 18, 1988 AS DOCUMENT 88479427.

(AFFECTS PARCEL 3)

30. PUBLIC UTILITIES EASEMENT OVER A PORTION OF LOT 1 AFORESAID, AS SHOWN ON THE PLAT OF SCHAUMBURG UNIT 2 SUBDIVISION RECORDED OCTOBER 18, 1988 AS DOCUMENT 88479427 OVER AREAS EXCEPT THOSE PORTIONS OF SAID LOT WHICH ARE DENOTED AS "NON-EASEMENT AREA" OF INDIVIDUAL BUILDING PADS IN THE EASEMENT PROVISIONS ON SAID PLAT

(AFFECTS PARCEL 3)

31. NOTE; THE PLAT OF SUBDIVISION RECORDED OCTOBER 18, 1988 AS DOCUMENT 88479427 DISCLOSES THAT A PORTION OF THE LAND IS SUBJECT TO FLOOD RISKS.

(AFFECTS PARCEL 3)

32. MATTERS DEPICTED ON THAT SURVEY BY EDWARD M. MOLLOY AND ASSOCIATES, LTD., DATED JULY 14, 2010, AS ORDER NO. 2010-0180 AS FOLLOWS; POSSIBLE EASEMENT RIGHTS NOTED BY THOSE WATER MAINS, ELECTRIC TRANSFORMERS, STREET LIGHTS, UTILITY POLES, OVERHEAD WIRES, TELEPHONE PEDESTAL, AIR CONDITIONER UNIT, AND FIRE HYDRANTS AND GAS METERS.