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This document prepared by:

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Two North LaSalle Street
Chicago, Illinois 60602



Doc#: 1501318027 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/13/2015 10:16 AM Pg: 1 of 7

and when recorded, mail to

David Rosenberg
Kirkland & Ellis LLP
300 North LaSalle Street
Chicago, Illinois 60654

400155881/1/15
GIT (A)

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration received, MT. PROSPECT GREENS LLC, an Illinois limited liability company, as to an undivided 35.430% interest, MT. PROSPECT GREENS II LLC, an Illinois limited liability company, as to an undivided 20.801% interest and MT. PROSPECT GREENS III LLC, an Illinois limited liability company, as to an undivided 43.769% interest (collectively, "Grantor"), do hereby grant, bargain, sell, transfer and convey to BWIP MPG OWNER LLC, a Delaware limited liability company ("Grantee"), the following described real property (the "Property") situated in Cook County, Mount Prospect, Illinois, together with all of the buildings, structures, fixtures, facilities, installations and other improvements of every kind and description now or hereafter located on the Property and owned by Grantor and all easements, covenants, rights, privileges, tenements, entitlements, appurtenances and hereditaments appurtenant thereto and all right, title and interest of Grantor in and to any land lying in the bed of any street, alley, road or avenue (whether open, closed or proposed) within, in front of, behind or otherwise adjoining the Property or any of it:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: the permitted exceptions set forth on Exhibit B attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the Property aforesaid together with all of the buildings, structures, fixtures, facilities, installations and other improvements of every kind and description now or hereafter located on the Property and owned by Grantor and all easements, covenants, rights, privileges, tenements, entitlements, appurtenances and hereditaments thereto belonging or in any wise appertaining unto Grantee and unto Grantee's successors and assigns forever, Grantor hereby covenanting that Grantor will warrant and defend the title to the Property unto Grantee and Grantee's successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under Grantor, but not otherwise.

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBERS 1, 2, 4, 5, 6, 7, 9, 12, 13, AND 14 IN THE PROSPECT COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF LOT 2 IN EDWARD BUSSE'S DIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 15 AND THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT LR3048014, AND AS AMENDED BY THE AMENDMENT TO BY-LAWS RECORDED AUGUST 10, 2001 AS DOCUMENT NO. 0010737030; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

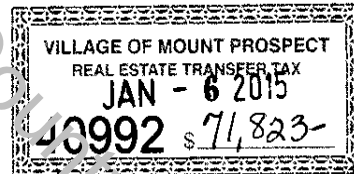
PIN(s): 08-15-400-069-1001
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 08-15-400-069-1009
 08-15-400-069-1012
 08-15-400-069-1013
 08-15-400-069-1014

REAL ESTATE TRANSFER TAX 06-Jan-2015



COUNTY:	11,970.50
ILLINOIS:	23,941.00
TOTAL:	35,911.50

08-15-400-069-1001 | 20141201651749 | 0-273-119-872



ADDRESS: 2016-2022 West Algonquin Road, Mount Prospect, Illinois 60056
 2024 West Algonquin Road, Mount Prospect, Illinois 60056
 2026-2030 West Algonquin Road, Mount Prospect, Illinois 60056
 2032-2036 West Algonquin Road, Mount Prospect, Illinois 60056
 1988-1992 West Algonquin Road, Mount Prospect, Illinois 60056
 1970-1976 West Algonquin Road, Mount Prospect, Illinois 60056
 1968 West Algonquin Road, Mount Prospect, Illinois 60056
 1960-1966 West Algonquin Road, Mount Prospect, Illinois 60056
 2000-2004 West Algonquin Road, Mount Prospect, Illinois 60056
 2006 West Algonquin Road, Mount Prospect, Illinois 60056

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EXHIBIT B

PERMITTED EXCEPTIONS

1. ACTS OF GRANTEE, AND THOSE CLAIMING BY, THROUGH AND UNDER GRANTEE.
2. GENERAL TAXES AND ASSESSMENTS NOT YET DUE OR PAYABLE.
3. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASES WITH NO RIGHTS TO PURCHASE, RIGHTS OF FIRST OFFERS OR RIGHTS OF FIRST REFUSALS.
4. TERMS, PROVISIONS, COVENANTS, RESTRICTIONS AND OPTIONS (BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW) CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT LR 3048014 AND AS AMENDED BY THE AMENDMENT TO BY-LAWS RECORDED AUGUST 10, 2001 AS DOCUMENT NO. 0010737030.
5. EASEMENTS OVER THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE, ELECTRIC, AND GAS SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES, AND THE RIGHT OF ACCESS THERETO, AS GRANTED TO ILLINOIS BELL TELEPHONE COMPANY, AND NORTHERN ILLINOIS GAS COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS SHOWN ON PLAT FILED DECEMBER 3, 1963 AS DOCUMENT LR 2125084 AND AS SHOWN ON THE SURVEY BY JLH LAND SURVEYING, INC., DATED OCTOBER 17, 2014, NETWORK REFERENCE # 20140690-1 ("SURVEY").
6. EASEMENTS FOR DRAINAGE, SEWER AND WATER, AS SHOWN ON PLAT FILED DECEMBER 3, 1963 AS DOCUMENT LR 2125084 AS SHOWN ON THE SURVEY.
7. EASEMENTS FOR RECREATIONAL PURPOSES, INGRESS, EGRESS AND DRIVEWAY, AS ESTABLISHED BY THE INSTRUMENT RECORDED AS DOCUMENT NO. 19816764 AS SHOWN ON THE SURVEY.
8. EASEMENTS FOR BROADBAND COMMUNICATION SYSTEMS, EQUIPMENT AND RIGHTS APPURTENANT THERETO, AS ESTABLISHED BY THE GRANT MADE BY CHICAGO APARTMENTS LLC, TO COMCAST OF ILLINOIS XI, ITS

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SUCCESSORS AND ASSIGNS, RECORDED AUGUST 6, 2014 AS DOCUMENT NO. 1421815058.

9. EASEMENTS FOR BROADBAND COMMUNICATION SYSTEMS, EQUIPMENT AND RIGHTS APPURTENANT THERETO, AS ESTABLISHED BY THE GRANT MADE BY MT. PROSPECT GREENS LLC, MT. PROSPECT GREENS II LLC AND MT. PROSPECT GREENS III, TO COMCAST OF ILLINOIS XI, ITS SUCCESSORS AND ASSIGNS, RECORDED AUGUST 6, 2014 AS DOCUMENT NO. 1421815059.
10. ENCROACHMENTS OF THE 2 STORY BUILDING IN UNIT 7, VARIOUS DRIVEWAYS, SIDEWALKS, PARKING AREAS, TENNIS COURT AND THE ONE STORY BUILDING WITHIN THE COMMON AREAS ONTO THE EASEMENTS CREATED BY THE PLAT FILED DECEMBER 3, 1963 AS DOCUMENT LR 2125084 AS SHOWN ON THE SURVEY.

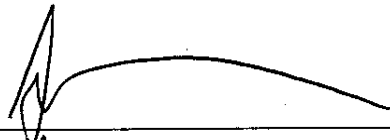
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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 23 day of December, 2014.

GRANTOR:

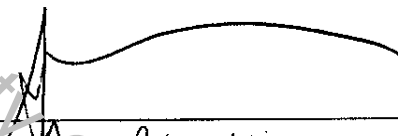
MT. PROSPECT GREENS LLC, an Illinois limited liability company

By: Windy City RE LLC, an Illinois limited liability company, its Manager

By: 
Name: Amy RUBENSTEIN
Title MANAGING MEMBER

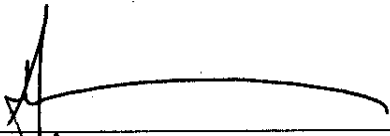
MT. PROSPECT GREENS II LLC, an Illinois limited liability company

By: Windy City RE LLC, an Illinois limited liability company, its Manager

By: 
Name: Amy Rubenstein
Title Managing Member

MT. PROSPECT GREENS III LLC, an Illinois limited liability company

By: Windy City RE LLC, an Illinois limited liability company, its Manager

By: 
Name: Amy Rubenstein
Title Managing Member

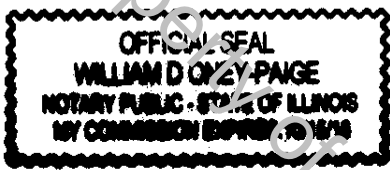
Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

On December 23, 2014 before me, a notary public in and for County and State aforesaid, personally appeared Amy Rubenstein, the Managing member of Windy City RE LLC, an Illinois limited liability company, the manager of Mt. Prospect Greens LLC, an Illinois limited liability company, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he executed the same as her/his free and voluntary act as such managing member on behalf of the company.

WITNESS my hand and official seal.



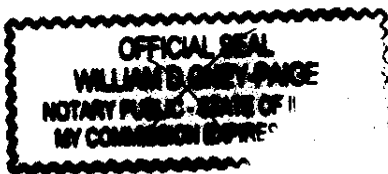
Signature of Notary

William D Gray Paige

STATE OF ILLINOIS)
)
COUNTY OF COOK)

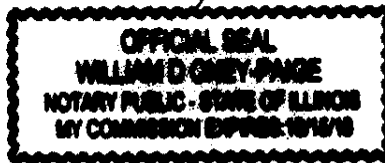
On December 23rd, 2014 before me, a notary public in and for County and State aforesaid, personally appeared Amy Rubenstein, the Managing member of Windy City RE LLC, an Illinois limited liability company, the manager of Mt. Prospect Greens II LLC, an Illinois limited liability company, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he executed the same as her/his free and voluntary act as such managing member on behalf of the company.

WITNESS my hand and official seal.



Signature of Notary

William D Gray Paige



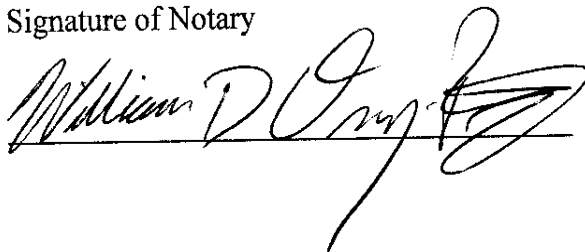
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STATE OF ILLINOIS)
)
COUNTY OF COOK)

On December 23rd, 2014 before me, a notary public in and for County and State aforesaid, personally appeared Amy Rubenstein, the managing member of Windy City RE LLC, an Illinois limited liability company, the manager of Mt. Prospect Greens III LLC, an Illinois limited liability company, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he executed the same as her/his free and voluntary act as such managing member on behalf of the company.

WITNESS my hand and official seal.

Signature of Notary



Cook County Clerk's Office