



Doc#: 1502322060 Fee: \$54.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/23/2015 01:15 PM Pg: 1 of 9

1500922018

Doc#: 1500922018 Fee: \$54.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/09/2015 09:12 AM Pg: 1 of 9

After Recording Return and
Mail Tax Bills To:

Shir Hadash Synagogue
200 West Dundee
Wheeling, Illinois 60089

SPECIAL WARRANTY DEED

201500687 30811 CP pm

THE STATE OF ILLINOIS §
 §
COUNTY OF COOK §

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEELING MEMORY CARE, LLC, a Delaware limited liability company ("**Grantor**"), for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by SHIR HADASH RECONSTRUCTIONIST SYNAGOGUE- CONGREGATION SHIR HADASH, an Illinois not-for-profit corporation whose address is 200 West Dundee, Wheeling, Illinois 60089 ("**Grantee**"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto said Grantee, the following described property, to-wit: See **Exhibit A** attached hereto (the "**Property**"), together with all and singular, the rights and appurtenances pertaining thereto, including any and all easements and other rights as may be necessary for ingress and egress and maintenance of the Property, rights-of-way, privileges, liberties, hereditaments, strips and gores, streets, alleys, passages, ways, waters, water courses, thereto belonging or appertaining and all of the estate, rights, title, interest, claims or demands whatsoever of the Grantor therein and the streets and ways adjacent thereto, either in law or in equity, subject, however, to the Permitted Exceptions (as hereinafter defined).

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto said Grantee, its successors and assigns, forever. And Grantor does hereby bind itself and its successors to WARRANT and FOREVER DEFEND all and singular the said premises unto said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

This conveyance is made and accepted expressly subject to the following matters:

- (i) all applicable zoning laws, regulations, and ordinances of municipal and/or governmental authorities; and
- (ii) the matters set forth in **Exhibit B**, to the extent that same are valid and subsisting and affect title to the Property (the "**Permitted Exceptions**").

Box 734 CTT

THIS PAGE IS ATTACHED SOLELY FOR THE PURPOSE OF RE-RECORDING THE DEED TO CORRECT THE LEGAL DESCRIPTION.

UNOFFICIAL COPY

EXECUTED this 11th day of December, 2014.

WHEELING MEMORY CARE, LLC
a Delaware limited liability company

By: LaSalle Wheeling Management, LLC,
an Illinois limited liability company,
its Managing Member

By: The LaSalle Group, Inc.,
a Texas corporation,
its sole Member

By: [Signature]
Name: Brenda Brantley
Title: Chief Financial Officer

Property of Cook County Clerk's Office

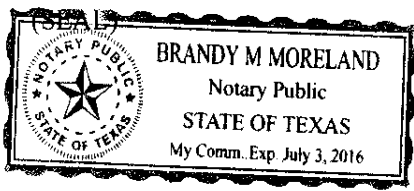
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 9 day of Dec., 2014 by Brenda Brantley, Chief Financial Officer of The LaSalle Group, Inc., a Texas corporation, sole Member of LaSalle Wheeling Management, LLC, an Illinois limited liability company, Managing Member of Wheeling Memory Care, LLC, a Delaware limited liability company, on behalf of said corporation and limited liability companies.

[Signature]
Notary Public in and for the State of Texas

Brandy Moreland
Print name of notary

My Commission Expires: July 3, 2016



EXEMPT FROM TAXATION UNDER THE PROVISIONS
OF PARAGRAPH 9 SECTION 9 OF THE ILLINOIS REAL
ESTATE TRANSFER TAX ACT AND PARAGRAPH
SECTION 2 OF THE COOK COUNTY TRANSFER TAX
ORDINANCE AND THE CITY OF CHICAGO ORD 400-1000
1/8/15 Date
[Signature] Buyer, Seller or Representative

UNOFFICIAL COPY**EXHIBIT "A"****For APN/Parcel ID(s): 03-02-316-020**

THAT PART OF LOT 2 (EXCEPT THE WESTERLY 188 FEET THEREOF) IN CHRYSLER REALTY CORPORATION'S RESUBDIVISION OF LOT 4 IN WHEELING HEIGHTS, BEING A SUBDIVISION OF THE EAST 50.01 ACRES OF THE SKINNER FARM, IN THE SOUTHWEST QUARTER OF SECTION 2 TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1972 AS DOCUMENT NUMBER 22070178, AND THAT PART OF LOT 79 IN HOLLAND'S RESUBDIVISION, RECORDED SEPTEMBER 16, 1955 AS DOCUMENT T1621040, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART DEEDED TO THE STATE OF ILLINOIS DECEMBER 06, 2010 AS DOCUMENT NUMBER 1034046041), DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF DUNDEE ROAD AND THE EAST LINE OF THE WEST 188 FEET OF SAID LOT 2; THENCE NORTH 00 DEGREES 29 MINUTES 33 SECONDS EAST ALONG SAID EAST LINE 319.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 29 MINUTES 33 SECONDS EAST ALONG SAID EAST LINE 180.37 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 88 DEGREES 16 MINUTES 36 SECONDS EAST ALONG SAID NORTH LINE 82.27 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 29 DEGREES 35 MINUTES 50 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 97.33 FEET TO THE NORTHERN MOST CORNER OF SAID LOT 79; THENCE SOUTHEASTERLY 76.35 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT (ALSO BEING THE EAST LINE OF SAID LOT 79) HAVING A RADIUS OF 167.00 FEET AND WHOSE CHORD BEARS SOUTH 61 DEGREES 20 MINUTES 59 SECONDS EAST 75.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 48 DEGREES 15 MINUTES 12 SECONDS EAST ALONG SAID EAST LINE 81.30 FEET TO A POINT; THENCE SOUTH 88 DEGREES 16 MINUTES 36 SECONDS WEST 259.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TO BE KNOWN AS:

LOT 2 IN THE WHITLEY OF WHEELING PHASE 1, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 2 TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED _____ AS DOCUMENT NUMBER _____, IN COOK COUNTY, ILLINOIS.

156 W Dundee, Wheeling IL

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EXHIBIT B

Permitted Exceptions

1. Taxes for the years 2014 and subsequent years.
2. Declaration of Restrictive Covenants recorded October 20, 1970 as Document No. 21294494 made by First Lake County National Bank at Libertyville, as Trustee under Trust Agreement dated June 26, 1969 and known as Trust No. 472 declaring that the land will not be developed or improved with an automobile service station as presently defined in the Zoning Code of the Village of Wheeling, and that no request shall be made by the declarant, its grantees, assigns or successors requesting that the said Village of Wheeling issue a building permit for the erection of an automobile service station.
3. Wheeling Drainage Ditch over the North 40 feet as shown on the Plat of Subdivision recorded as Document No. 2207017.
4. Rights of Wheeling Drainage District in and to the South 7 feet of the North 40 feet recorded on Plat of Chrysler Realty Corporation Subdivision to Wheeling Drainage District.

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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 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 December 10, 2014

Signature: Shir Hadash Reconstructionist Synagogue - Congregation Shir Hadash
By Glenn A. Craft, President
Grantor or Agent

Subscribed and sworn to before me
By the said Glenn A. Craft, President
This 10th day of December, 2014
Notary Public Kristine J. Kijowski



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 title to real estate under the laws of the State of Illinois.

Date _____, 20____

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This _____ day of _____, 20____
Notary Public _____

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

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 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.

Dated _____, _____ Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the
said _____
this ____ day of _____

Notary Public

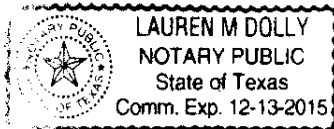
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated December 11, 2014 Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the
said limited liability company
this 11 day of December
2014.

Brandon K. Bentley, CFO of The LaSalle Group, Inc., Sole member of LaSalle Wheeling Management, LLC, managing Member of Wheeling Memory Care, LLC

Lauren M Dolly
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

UNOFFICIAL COPY

EXHIBIT A

LAND DESCRIPTION

PARCEL 1:

THAT PART OF LOT 2 IN CHRYSLER REALTY CORPORATION'S RESUBDIVISION OF LOT 4 IN WHEELING HEIGHTS, BEING A SUBDIVISION OF THE EAST 50.01 ACRES OF THE SKINNER FARM, IN THE SOUTHWEST QUARTER OF SECTION 2 TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1972 AS DOCUMENT NUMBER 22070178, AND THAT PART OF LOT 79 IN HOLLAND'S RESUBDIVISION, RECORDED SEPTEMBER 16, 1955 AS DOCUMENT T1621040, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 29 MINUTES 33 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 224.44 FEET; THENCE NORTH 61 DEGREES 53 MINUTES 23 SECONDS EAST 214.02 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 36 SECONDS EAST 259.05 FEET TO A POINT ON THE EAST LINE OF SAID LOT 79; THENCE SOUTH 48 DEGREES 15 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 79 A DISTANCE OF 268.18 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 68.41 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT (ALSO BEING THE EAST LINE OF SAID LOT 79) HAVING A RADIUS OF 254.94 FEET AND WHOSE CHORD BEARS SOUTH 40 DEGREES 33 MINUTES 59 SECONDS EAST 68.20 FEET TO A POINT ON THE WEST LINE OF THE PARCEL DEEDED TO THE STATE OF ILLINOIS DECEMBER 05, 2010 AS DOCUMENT NUMBER 1034046041; THENCE SOUTH 01 DEGREES 43 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF LAST DESCRIBED PARCEL 61.77 FEET TO A POINT ON THE NORTH OF LAST DESCRIBED PARCEL; THENCE SOUTH 88 DEGREES 16 MINUTES 36 SECONDS WEST ALONG THE NORTH LINE OF SAID PARCEL 45.00 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL; THENCE SOUTH 01 DEGREES 43 MINUTES 33 SECONDS EAST ALONG THE WEST LINE OF SAID PARCEL 20.00 FEET TO THE NORTH LINE OF DUNDEE ROAD; THENCE SOUTH 88 DEGREES 16 MINUTES 36 SECONDS WEST 651.86 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ACCESS EASEMENT AND CONSTRUCTION AND MAINTENANCE AGREEMENT FOR THE COMMUNITY GARDEN FROM SHIR HADASH RECONSTRUCTIONIST SYNAGOGUE CONGREGATION SHIR HADASH TO WHEELING MEMORY CARE, LLC DATED AND RECORDED AS DOCUMENT NO. FOR USE AND ENJOYMENT OF THE COMMUNITY GARDEN, TOGETHER WITH INGRESS AND EGRESS OVER THE LAND CONTAINED IN EXHIBIT F OF SAID AGREEMENT.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY CROSS ACCESS AND ENTRY DRIVEWAY EASEMENT AND MAINTENANCE AND SHARED PARKING AGREEMENT DATED AND RECORDED AS DOCUMENT NO. FROM SHIR HADASH RECONSTRUCTIONIST SYNAGOGUE CONGREGATION SHIR HADASH TO WHEELING MEMORY CARE, LLC FOR ACCESS AND ENTRY FOR VEHICULAR AND PEDESTRIAN USE ON, OVER AND ACROSS THAT PORTION OF THE SHARED ACCESS AND ENTRY DRIVEWAY CONTAINED IN EXHIBIT C-1 OF SAID AGREEMENT.

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EXHIBIT B

PERMITTED EXCEPTIONS

The following items are Permitted Exceptions to the extent they are valid and subsisting and affect the Mortgaged Property:

Property of Cook County Clerk's Office

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1. Taxes for the years 2014, not yet due or payable. Permanent Tax No.: 03-02-316-033 (Affects Lot 2, except the West 188 feet) (Land and Other Property)
2. Taxes for the year 2014 are not yet due and payable. Permanent Tax No.: 03-02-316-033 (Affects Lot 2, except the West 188 feet) (Land and Other Property)
3. Taxes for the year 2014 are not yet due and payable. Permanent Tax No.: 03-02-316-020 (Affects Lot 79) (Land and Other Property)
4. Annual Maintenance Assessment of Wheeling Draining District No. 1 under Law Docket No. 26637CO.
5. Declaration of Restrictive Covenants recorded October 20, 1970 as Document No. 21294494 made by First Lake County National Bank at Libertyville, as Trustee under Trust Agreement dated June 26, 1969 and known as Trust No. 472 declaring that the land will not be developed or improved with an automobile service station as presently defined in the Zoning Code of the Village of Wheeling, and that no request shall be made by the declarant, its grantees, assigns or successors requesting that the said Village of Wheeling issue a building permit for the erection of an automobile service station.
6. Wheeling Drainage Ditch over the North 40 feet as shown on the Plat of Subdivision recorded as Document No. 2207017; as noted or shown on Survey of the land prepared by Jerry P. Christoph (IPLS No. 035-3540) of Spaceco, Inc. (Job No. 8018) dated October 29, 2014, last updated December ____, 2014.
7. Rights of Wheeling Drainage District in and to the South 7 feet of the North 40 feet recorded on Plat of Chrysler Realty Corporation Subdivision to Wheeling Drainage District; As noted or shown on Survey of the land prepared by Jerry P. Christoph (IPLS No. 035-3540), of Spaceco, Inc. (Job No. 8018) dated October 29, 2014, last updated December ____, 2014.
8. Appended to Plat of Chrysler Realty Corporation's Resubdivision recorded October 2, 1972 as Document No. 22070178 is a letter dated September 22, 1972 from Department of Transportation of State of Illinois that portions of Lot 2 lying and adjacent to the Wheeling Drainage Ditch will be subject to flood risks.
9. Terms, provisions and conditions contained in Access Easement and Construction and Maintenance Agreement for the Community Garden dated December ____, 2014 by and between Shir Hadash Reconstructinist Synagogue – Congregation Shir Hadash and Wheeling Memory Care, LLC.
10. Terms, provisions and conditions contained in Cross Access and Entry Driveway Easement and Maintenance and Shared Parking Agreement dated December ____, 2014 by and between Shir Hadash Reconstructinist Synagogue – Congregation Shir Hadash and Wheeling Memory Care, LLC.
11. Covenants, conditions and restrictions contained in Declaration of Use Restrictions by Wheeling Memory Care, LLC dated December ____, 2014.
12. Terms, provisions and conditions contained in Temporary Monument Easement Agreement dated December ____, 2014, by and between Shir Hadash Reconstructinist Synagogue – Congregation Shir Hadash and Wheeling Memory Care, LLC.
13. Easement in favor of the Village of Wheeling, and its/their respective successors, and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Grant recorded/filed as Document No. 0916918004, affecting the land.
14. Terms, provisions and conditions contained in Memorandum of Reconveyance Option dated December ____, 2014 made by and between Shir Hadash Reconstructinist Synagogue – Congregation Shir Hadash and Wheeling Memory Care, LLC.