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SPECIAL WARRANTY DEED (ILLINOIS)



Doc#: 1514642074 Fee: \$56.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/26/2015 10:42 AM Pg: 1 of 10

THIS INDENTURE, made this 13th day of May, 2015, between **OLD ORCHARD OFFICE COURT LLC**, an Illinois limited liability company ("Grantor"), created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, and **NORTH SHORE OPCO, LLC**, a Delaware limited liability company ("Grantee"), created and existing under and by virtue of the Laws of the State of Delaware, duly authorized to transact business in the State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid by the Grantee, receipt of which is hereby acknowledged, and pursuant to authority given by the Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY to the Grantee, FOREVER, all the Real Estate situated in the County of Cook, in the State of Illinois, legally described on Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Number: 10-09-305-046-0000, 10-09-305-048-0000, 10-09-305-050-0000, 10-09-305-051-0000, 10-09-305-052-0000, 10-09-305-053-0000, 10-09-305-054-0000 & 10-09-305-055-0000

Address of Real Estate: 5225 ~~5055~~ Old Orchard Road, Skokie, Illinois 60076

Together with all and singular the hereditaments and appurtenances belonging or in any way appertaining thereto, and the reversions, remainders, rents, issues and profits thereof, and all the estate right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, without the hereditaments and appurtenances: TO HAVE AND TO HOLD said premises as above described, with the appurtenances, to the Grantee.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and its successors, that it has not done or suffered to be done, anything whereby said premises hereby are granted, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND said premises against all persons lawfully claiming the same, by, through or under it, subject to those matters set forth on Exhibit B.

In Witness Whereof, the party of the first part has caused its name to be signed to these presents by its authorized signatory, the day and year first above written

OLD ORCHARD OFFICE COURT LLC,
an Illinois limited liability company

By: [Signature]
Donald Joseph, authorized signatory

VILLAGE OF SKOKIE ECONOMIC DEVELOPMENT TAX	
PIN: 10-09-305-046-0000	
ADDRESS: 5225 OLD ORCHARD RD	
4310	\$13,210
25/04/15	

REAL ESTATE TRANSFER TAX		18-May-2015
	COUNTY:	2,285.00
	ILLINOIS:	4,570.00
	TOTAL:	6,855.00
10-09-305-046-0000 20150501684665 0-630-746-496		

Box 400

S Y
P 10
S
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INT 10

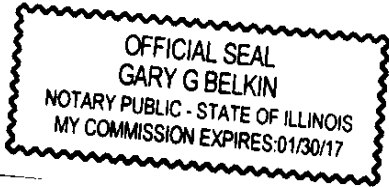
8977091 Book 3
Feb 6-10

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STATE OF ILLINOIS, COUNTY OF COOK SS I, the undersigned, a Notary Public, in and for said County and State, DO HEREBY CERTIFY, that Donald R. Joseph, personally known to me to be the authorized signatory of said limited liability 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 as authorized signatory, he signed and delivered said instrument pursuant to authority granted by the Members of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13 day of May, 2015.

Gary G Belkin
Notary Public



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This instrument was prepared by: Susan L. Dawson, Waltz, Palmer & Dawson, LLC
3701 Algonquin Road, Suite 300
Rolling Meadows, IL 60008

Mail To:

Paul A. Greco
DiMonte and Lizak
216 Higgins Rd
Park Ridge, IL 60068

Send Subsequent Tax Bills To:

North Shore OpCo LLC
205 W Wacker Dr. Suite 1300
Chicago, IL 60606

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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PARCEL 1:

A TRACT OF LAND SITUATED IN THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS INCLUDING A PORTION OF CERTAIN LOTS, ALLEYS AND STREETS INCLUDED IN A PLAT OF VACATION DATED MARCH 3, 1954 AND RECORDED JULY 12, 1955 AS DOCUMENT 10296348 BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF CHICAGO NORTH SHORE AND MILWAUKEE RAILROAD WITH THE SOUTH LINE OF HARRISON STREET, THENCE EAST ALONG THE SOUTH LINE OF HARRISON STREET, A DISTANCE OF 245.17 FEET TO THE NORTH WEST CORNER OF LOT 18 IN BLOCK 1 IN SKOKIE RAPID TRANSIT PARK FIRST ADDITION, BEING A SUBDIVISION OF THAT PART OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER (EXCEPT THE SOUTH 40 FEET OF THE NORTH 70 FEET THEREOF) OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY LINE OF RIGHT OF WAY OF CHICAGO NORTH SHORE AND MILWAUKEE RAILROAD, THENCE SOUTH ALONG THE WEST LINE OF LOT 18 AFORESAID AND SAID WEST LINE EXTENDED A DISTANCE OF 124 FEET TO THE SOUTH LINE OF AN ALLEY; THENCE EAST ALONG THE SOUTH LINE OF SAID ALLEY, A DISTANCE OF 100 FEET TO THE EAST LINE EXTENDED SOUTH OF LOT 15 IN BLOCK 1 IN SKOKIE RAPID TRANSIT PARK ADDITION AFORESAID; THENCE NORTH ALONG THE EAST LINE EXTENDED OF SAID LOT 15 A DISTANCE OF 16 FEET TO THE SOUTH EAST CORNER OF SAID LOT 15, THENCE EAST ALONG THE NORTH LINE OF VACATED PART OF SAID ALLEY, A DISTANCE OF 8 FEET TO A POINT IN A LINE WHICH IS 408 FEET WEST OF AND PARALLEL TO THE EAST LINE OF LARAMIE AVENUE, THENCE SOUTH ALONG SAID PARALLEL LINE TO THE SOUTH LINE OF SAID VACATED COLFAX STREET, THENCE WEST ALONG THE SOUTH LINE OF SAID VACATED COLFAX STREET AND SAID SOUTH LINE EXTENDED WEST TO THE EAST LINE OF CHICAGO, NORTH SHORE AND MILWAUKEE RAILROAD,

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THENCE NORTH WESTERLY ALONG THE EAST LINE OF SAID RAILROAD TO POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 8 FEET OF LOT 14 AND ALL OF LOTS 15 AND 16 IN BLOCK 1 IN SKOKIE RAPID TRANSIT PARK FIRST ADDITION, BEING A SUBDIVISION OF THAT PART OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER (EXCEPT THE SOUTH 40 FEET OF THE NORTH 70 FEET THEREOF) OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO NORTH SHORE AND MILWAUKEE RAILROAD, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 17 AND 18 IN BLOCK 1 IN SKOKIE RAPID TRANSIT PARK FIRST ADDITION, BEING A SUBDIVISION OF THAT PART OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER (EXCEPT THE SOUTH 40 FEET OF THE NORTH 70 FEET THEREOF) OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO NORTH SHORE AND MILWAUKEE RAILROAD, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE VACATED EAST-WEST 16 FOOT ALLEY LYING SOUTH OF LOTS 15 TO 18 IN BLOCK 1 IN SKOKIE RAPID TRANSIT PARK FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER (EXCEPT THE SOUTH 40 FEET OF THE NORTH 70 FEET THEREOF) OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS A TRACT OF LAND SITUATED IN THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING A PORTION OF A CERTAIN VACATED ALLEY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF CHICAGO NORTH SHORE AND

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MILWAUKEE RAILROAD WITH THE SOUTH LINE OF HARRISON STREET, THENCE EAST ALONG THE SOUTH LINE OF HARRISON STREET, A DISTANCE OF 245.17 FEET TO THE NORTH WEST CORNER OF LOT 18 IN BLOCK 1 IN SKOKIE RAPID TRANSIT PARK FIRST ADDITION, BEING A SUBDIVISION OF THAT PART OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER (EXCEPT THE SOUTH 40 FEET OF THE NORTH 70 FEET THEREOF) OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY LINE OF RIGHT OF WAY OF CHICAGO NORTH SHORE AND MILWAUKEE RAILROAD, THENCE SOUTH ALONG THE WEST LINE OF LOT 18 AFORESAID, AND SAID WEST LINE EXTENDED SOUTH A DISTANCE OF 124 FEET TO THE SOUTH LINE OF AN ALLEY, FOR A POINT OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF SAID ALLEY, A DISTANCE OF 100 FEET TO THE EAST LINE EXTENDED SOUTH OF LOT 15 IN BLOCK 1 IN SKOKIE RAPID TRANSIT PARK FIRST ADDITION AFORESAID, THENCE NORTH ALONG THE EAST LINE EXTENDED OF SAID LOT 15, A DISTANCE OF 16 FEET TO THE SOUTHEAST CORNER OF LOT 15, THENCE WEST ALONG THE SOUTH LINE OF LOTS 15, 16, 17 AND 18, A DISTANCE OF 100 FEET TO THE SOUTH WEST CORNER OF LOT 18, THENCE SOUTH A DISTANCE OF 16 FEET ALONG THE WEST LINE OF SAID LOT 18, EXTENDED SOUTH, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2, 3 AND 4, AS CREATED BY EASEMENT AGREEMENT BETWEEN STANDARD RATE AND DATA SERVICE, INC., A CORPORATION OF ILLINOIS, AND FIRST NATIONAL BANK AND TRUST COMPANY OF EVANSTON, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 19, 1954 AND KNOWN AS TRUST NO. R-494, DATED DECEMBER 28, 1962 AND RECORDED JANUARY 30, 1963 AS DOCUMENT 18709083 OVER, THROUGH, ACROSS AND UPON A STRIP OF LAND 25 FEET WIDE ON THE WESTERLY BOUNDARY OF LAND DESCRIBED AS FOLLOWS:

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COMMENCING AT A POINT IN THE NORTH LINE OF THE VACATED ALLEY RUNNING EAST AND WEST THROUGH BLOCK 1 OF SKOKIE RAPID TRANSIT PARK FIRST ADDITION, NOW VACATED, SAID POINT BEING 33 FEET EAST OF THE INTERSECTION OF SAID NORTH LINE OF SAID VACATED ALLEY AND THE EAST LINE OF LOT 16 OF BLOCK 1 OF SAID SKOKIE RAPID TRANSIT PARK FIRST ADDITION; THENCE EAST ALONG THE NORTH LINE OF SAID VACATED ALLEY 408 FEET TO THE INTERSECTION OF SAID NORTH LINE OF SAID VACATED ALLEY WITH THE EAST LINE OF VACATED NORTH LARAMIE AVENUE; THENCE SOUTH ALONG THE EAST LINE OF VACATED NORTH LARAMIE AVENUE 17 FEET TO THE INTERSECTION OF SAID EAST LINE OF NORTH LARAMIE AVENUE WITH THE NORTH LINE OF THE VACATED ALLEY RUNNING EAST AND WEST THROUGH BLOCK 2, IN THE RESUBDIVISION OF LOTS 11 TO 25, BOTH INCLUSIVE, IN BLOCK 2, AND LOTS 21 TO 43, BOTH INCLUSIVE, IN BLOCK 3, IN SKOKIE RAPID TRANSIT PARK, NOW VACATED IN PART; THENCE EAST ALONG THE NORTH LINE OF SAID VACATED ALLEY TO THE INTERSECTION OF SAID NORTH LINE WITH THE WESTERLY LINE OF EDENS HIGHWAY; THENCE SOUTHERLY AND WESTERLY ALONG THE WESTERLY LINE OF EDENS HIGHWAY TO THE INTERSECTION OF THE WESTERLY LINE OF EDENS HIGHWAY WITH THE SOUTHERLY LINE OF VACATED COLFAX STREET, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF VACATED COLFAX STREET A DISTANCE OF 400 FEET TO A POINT; THENCE NORTHERLY ALONG A STRAIGHT LINE TO THE POINT OF BEGINNING. ALSO LOT 14, EXCEPT THE WEST 8 FEET THEREOF AND LOT 13, EXCEPT THE EAST 17 FEET THEREOF IN BLOCK 1 IN SAID SKOKIE RAPID TRANSIT PARK ADDITION; FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING A ROADWAY AS A RIGHT OF WAY FOR PURPOSES OF INGRESS AND EGRESS OF FOOT AND VEHICULAR TRAFFIC SERVING BOTH THE DOMINANT AND SERVIENT ESTATES, ALL IN COOK COUNTY, ILLINOIS.

PERM TAX#

10-09-305-046-0000

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10-09-305-048-0000

10-09-305-050-0000

10-09-305-051-0000

10-09-305-052-0000

10-09-305-053-0000

10-09-305-054-0000

10-09-305-055-0000

PROPERTY ADDRESS: 52²5 OLD ORCHARD ROAD, SKOKIE, IL 60076

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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EXHIBIT B- PERMITTED TITLE EXCEPTIONS

TAXES NOT YET DUE AND PAYABLE FOR THE YEAR(S) 2014 AND 2015, AND SUBSEQUENT YEARS

EXISTING UNRECORDED LEASES AS SHOWN ON EXHIBIT A TO THE ALTA STATEMENT AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES

RIGHTS OF THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY IN THE EASTERLY 10 FEET OF THE VACATED EAST AND WEST ALLEYS AND THE EASTERLY 10 FEET OF THE VACATED EAST AND WEST STREETS.

PERPETUAL EASEMENT OVER, THROUGH, ACROSS AND UPON THE EAST 10 FEET OF PARCELS 1, 2 AND 4 FOR SEWER AND UTILITY PURPOSES AS PROVIDED FOR IN EASEMENT AGREEMENT RECORDED JANUARY 30, 1963 AS DOCUMENT 18709083.

PROVISION FOR EASEMENT OVER THE EAST LINE OF THE LAND FOR THE BENEFIT OF ANY ADDITIONAL LAND REQUIREMENTS OF THE 20 FOOT ROADWAY EASEMENT NOTED ABOVE AS DOCUMENT 18709083.

GRANT OF EASEMENT FOR A SIDEWALK FOR PEDESTRIAN INGRESS AND EGRESS, CURBING, PAVING, FUTURE ROADWAYS AND UTILITIES FROM DANIEL F. MCCARTHY AND NORTHWESTERN UNIVERSITY RECORDED JUNE 14, 1974 AS DOCUMENT 22751843, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

30 FOOT FRONT YARD SETBACK AS CREATED BY CONDITION OF ORDINANCE OF VACATION DATED AUGUST 16, 1976 AND RECORDED NOVEMBER 1, 1976 AS DOCUMENT 23694669.

COVENANTS AND RESTRICTIONS CONTAINED IN ORDINANCE VACATING RIGHT OF WAY AND APPROVING SITE PLAN DATED AUGUST 16, 1976 AND RECORDED NOVEMBER 1, 1976 AS DOCUMENT 23694669.

COVENANTS AND RESTRICTIONS CONTAINED IN ORDINANCE VACATING RIGHT OF WAY AND APPROVING SITE PLAN DATED AUGUST 16, 1976 AND RECORDED JANUARY 20, 1977 AS DOCUMENT 23794805.

GRANT DATED MARCH 23, 1977 AND RECORDED MAY 10, 1977 AS DOCUMENT 23920330 TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY FOR ELECTRIC AND TELEPHONE FACILITIES, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

(A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 5 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT. (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK } SS.

Gerald M Turner, being duly sworn on oath, states that
300 S Wacker Dr #1702 Chicago IL 60604 That the
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature]

SUBSCRIBED and SWORN to before me

this 13th day of MAY, 2015
[Signature]
Notary Public

