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MAIL TAX BILL TO:

IG Capital, LLC  
1200 W. Bryn Mawr Ave.  
Itasca, IL 60143

THIS DOCUMENT PREPARED BY:

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Chicago, IL 60601

PERMANENT PARCEL NUMBER:

07-22-301-046-0000



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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/30/2015 01:37 PM Pg: 1 of 5

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## SPECIAL WARRANTY DEED

THIS DEED, made and entered into as of this 28 day of July, 2015, by and between TOWN SQUARE RETAIL, L.L.C., a Delaware limited liability company having a mailing address at c/o Transwestern Investment Management, LLC, 5001 Spring Valley Road, Suite 400 West, Dallas, TX 75244 ("**Grantor**"), and IG CAPITAL, LLC, an Illinois limited liability company having a mailing address 1200 W. Bryn Mawr Ave., Itasca, IL 60143 ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL unto the Grantee the following described real estate, situated in the County of Cook and the State of Illinois, more particularly described as follows:

See Exhibit A attached hereto and hereby made a part hereof (the "**Property**").

Subject, however, to the exceptions set forth on Exhibit B attached hereto and made a part hereof (collectively, the "**Exceptions**").

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the Grantee, and to its successors and assigns forever. The Grantor hereby covenanting that it and its successors and assigns shall WARRANT AND DEFEND the title to the Property unto the Grantee and to Grantee's successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject to the Exceptions.

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First American Title Order # 716088

VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX

27339 \$10,000.<sup>00</sup>



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## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROPERTY

#### PARCEL 1:

LOT 1 IN TOWN SQUARE RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 OF TOWN SQUARE SHOPPING CENTER SUBDIVISION AND LOTS 1 AND 2 OF WILK'S SUBDIVISION, AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22 TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING AND BEING IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY ILLINOIS.

#### PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 CONTAINED IN THE DECLARATION OF EASEMENTS AND PROTECTIVE COVENANTS FOR TOWN SQUARE SHOPPING CENTER RECORDED APRIL 25, 1996 AS DOCUMENT 96328988 AND AMENDED BY FIRST AMENDMENT RECORDED AS DOCUMENT 97377291 AND RE-RECORDED AS DOCUMENT 00553312 BY SECOND AMENDMENT RECORDED AS DOCUMENT 98630985 AND BY THIRD AMENDMENT RECORDED SEPTEMBER 21, 2005 AS DOCUMENT 0526450057.

#### PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 CONTAINED IN THE DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 17, 1998 AS DOCUMENT NO. 98125948.

PIN: 07-22-301-046-0000

Address: 140-200 S. Roselle Road, Schaumburg, Illinois 60193

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## EXHIBIT B

### EXCEPTIONS

1. General real estate taxes not yet due and payable.  
Permanent Index Number: 07-22-301-046-0000.
2. Lease made by Dodi Schaumburg L.L.C., landlord, to Dominick's Finer Foods Inc., tenant, demising the land for a term of years as disclosed by memorandum of lease recorded January 26, 1998 as document 98064977, and all rights thereunder of and all acts done or suffered thereunder by said lessee and the terms and conditions contained therein.
3. Terms, provisions, easements, covenants and restrictions contained in Declaration of Easements and Protective Covenants for Town Square Shopping Center recorded May 1, 1996 as document 96328988 as amended by first amendment recorded as document 97377291 and re-recorded as document 00553312, by second amendment recorded July 21, 1998 as document 98630985, and by third amendment recorded September 21, 2005 as document 0526450057.
4. Terms and conditions contained in easement agreement between the Village of Schaumburg and Town Square Condominium Association recorded September 3, 1996 as document 96672139.
5. Grant of perpetual easement for ingress and egress over that portion of the land described on Exhibit "C" attached to said instrument recorded August 26, 1975 as document 23199323 made by American National Bank and Trust Company of Chicago as trustee under trust 30587 to Lake-Cook Farm Supply Company, a corporation of Illinois and the terms and provisions contained therein.
6. License agreement and grant of easements recorded March 25, 1986 as document 86113878 made by First National Bank of Highland Park, as trustee under trust 2251 to Village of Schaumburg for the construction of an extended sanitary sewer, a license of five feet for access to maintain a sound attenuation wall, and a license for access to maintain a storm sewer.  
Partial release recorded as document 96672140.
7. Terms and provisions contained in easement agreement granted by NBD Bank as trustee under trust 2251-HP in favor of NBD Bank as trustee under trust 3632-HP for the purpose of a nonexclusive easement for pedestrian and vehicular access and ingress and egress recorded April 21, 1995 as document 95265841 and the terms and provisions contained therein.
8. Terms, provisions, conditions and limitations of the Town Square Shopping center Redevelopment Agreement recorded November 6, 1995 as document 95759595 as amended.

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9. Notice of requirements for storm water detention, as disclosed by instrument recorded February 26, 1996 as document 96144084.
10. Public utility and storm sewer easements, and easement in favor of Ameritech, Northern Illinois Gas Company, and Commonwealth Edison, 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 right of access to said equipment as created by plat recorded as document 96847770 and the terms and provisions contained therein.
11. Common Area Improvement Area as shown on the plat of subdivision recorded as document 96847770.
12. Easement for traffic signal as shown on the plat of subdivision recorded as document 96847770.
13. Terms and conditions contained in Declaration of Covenants, Easements, Conditions and Restrictions made by Deer Schaumburg L.L.C., recorded February 17, 1998 as document 98125948.
14. Rights of tenants, as tenants only, under written unrecorded leases with no rights of first refusal or options to purchase all or any portion of the land.