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THIS DOCUMENT PREPARED BY:

Michael F. Zimmermann, Esq. Tressler, LLP 233 S. Wacker Drive, 22nd Floor Chicago, IL 60606

AFTER RECORDING RETURN TO:

Marlene D. Nations
Dentons US LLP
233 S. Wacker Drive, Suite 5900
Chicago, IL 60606

This conveyance is FXEMPT from Transfer Taxes per paragraph (b) of \$35 ILCS 200/31-45.



Doc#: 1532422022 Fee: \$46.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 11/20/2015 09:30 AM Pg: 1 of 5

This space Reserved for Recorder's use only.

Granter's Agent

SPECIAL WARRANTY DEED

THE GRANTOR, VILLAGE OF WILMETTE, an Illinois municipal corporation, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby GRANT, SELL AND CONVEY to the GRANTEE, THE RESIDENCES AT WILMETTE LLC, an Illinois limited liability company, whose post office address is 1 N. Franklin Suite 700, Chicago, Illinois 60606, title to the following described real estate situated in the County of Cook, State of Illinois, as further described on **Exhibit A**, attached hereto and made part hereof, (the "**Property**"); subject only to the "**Permitted Exceptions**" set forth on **Exhibit B**, attached hereto and made part hereof.

TOGETHER WITH all Grantor's right, title and interest in an 1 to the tenaments appurtenant to the Property and subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever. And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and that Grantor hereby warrants the title to the Property only for the period from and after the date on which the Grantor acquired title to the Property through the date hereof and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but against none other.

Other than the Permitted Exceptions, THE GRANTOR covenants hereby that it has not done or allowed to be done anything whereby the Property is or may be encumbered. In connection with the covenant contained in this paragraph, the Grantor will defend the Property against all persons lawfully claiming by, through or under the Grantor, but against none other.

0-17-100X 334

CCRD REVIEWER____

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VILLAGE OF WILMETTE, an Illinois municipal corporation

By: Timothy J. Frenzer, Village Manager

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Timothy J. Frenzer, personally known to me to be the village manager of the Village of Wilmette, an Illinois municipal corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such village manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as such village manager and as his free and voluntary act and as the free and voluntary act of said village for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this under

(SEAL)

Notary Public

Village of Wilmette

EXEMPT

Real Estate Transfer Tax

NOV 1 1 2015

Exempt - 11226

Issue Date

OFFICIAL SEAL BARBARA L HIRSCA NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES 10/28/19

REAL ESTATE TRANSFER TAX			17-Nov-2015
0	(*)	COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

05-34-109-011-0000 20151101643921 2-016-647-232

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EXHIBIT A LEGAL DESCRIPTION

Lot 1 of the Residences of Wilmette Subdivision, being a resubdivision of part of the northwest quarter Section 34, Township 42, North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

P.I.N.'s: 05-34-109-011-0000, 05-34-109-012-0000, 05-34-109-013-0000 and 05-34-109-014-0000

Address. 607-617 Green Bay Road, Wilmette, Illinois 60091

Mail Subsequent Tax Bills to:

THE RESIDENCES AT VILMETTE LLC c/o M&R Development L.L.C.

1 N. Franklin, Suite 700
Chicago, Illinois 60606,

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EXHIBIT B

Permitted Exceptions

- 1. All items depicted on the Plat of Survey prepared by Gremley & Bederman, dated October 1, 2014 as Order No. 2012-17303-001.
- 2. All easements and rights-of-way of record as well as all easements and rights-of-way created by the Grantor that are appurtenant to the Property, including that certain sidewalk easement depicted on the below describer plat of subdivision..
- 3. All items depicted on the Plat of Subdivision prepared by Spaceco, Inc., last revised 11/02/2015 as Job No.: 8369, recorded by the Cook County Recorder of Deeds on November / 2015, as document 1532022037...

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)	
)	SS.
COUNTY OF COOK)	

Timothy J. Frenzer, Village Manager of the Village of Wilmette, an Illinois municipal corporation, being duly sworn on oath, states 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 does not involve any new streets or easements of access.
- 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 parceis of land between owners of adjoining and contiguous land.
 - 5. The conveyance of parcels of land or a derests therein for use as right of way for railroads or other public utility facilities, which does not in olve any new streets or easements or access.
 - 6. The conveyance of land owned by a railroad crother 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 amondatory 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 he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

By: Timothy J. Frenzer

lts: Village Manager

Village of Wilmette

An Illinois municipal corporation

SUBSCRIBED and SWORN to

before me this () day of November, 201;

Notary Public

OFFICIAL SEAL BARBARA L HIRSCH

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES 10/28/19