

# UNOFFICIAL COPY

**THIS DOCUMENT PREPARED BY:**

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**AFTER RECORDING RETURN TO:**

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



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.*

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

Grantor'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 and to the tenements 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.

*ATTN: Alex Z...*

CCRD REVIEWER \_\_\_\_\_

*llc*



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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 WILMETTE LLC  
c/o M&R Development L.L.C.  
1 N. Franklin, Suite 700  
Chicago, Illinois 60606,

Property of Cook County Clerk's Office

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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 described 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 16, 2015, as document 1532022037.

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