

15 SA 570802942 2/4



Doc#: 1535042067 Fee: \$72.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/16/2015 01:45 PM Pg: 1 of 5

Prepared by & return to:

William S. Bazianos
Roeser Bucheit & Graham, LLC
Two North Riverside Plaza, Suite 1420
Chicago, Illinois 60606]

MEMORANDUM OF RECORDING

THE UNDERSIGNED, do hereby state that the Real Estate Purchase and Sale Agreement dated December 31, 2014 (the "Agreement"), between TED MAVRAKIS as nominee for an Illinois limited liability company to be formed, as the "Purchaser", and RSA PROPERTIES MISSION HILLS, LLC, an Illinois limited liability company, as the "Seller", sets for the terms under which the Seller shall convey to Purchaser the property legally described as follows:

Legal Description:

(see attached)

Property Address: 1677 Mission Hills, Northbrook, Illinois 60062

Property Identification Number for Real Estate:

Furthermore, pursuant to the aforementioned Agreement, all leases, licenses, easements or any other agreements, express or implied, encumbering or affecting title or possession in and to any portion of the aforementioned real estate in any way shall be restricted and subject to the terms and conditions of said Agreement, specifically section 4 of the First Amendment to the Agreement dated November, 2015.

December 7

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on the day and date first above written.

SELLER:

RSA PROPERTIES MISSION HILLS, LLC

By: [Signature]
Name: Anthony Ruh
Its: Manager

PURCHASER:

[Signature]
TED MAVRAKIS

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BOX 333-CT

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**CHICAGO TITLE
COMPANY**

11/18/2015--SJ1

Order No.: 15SA5708029LFE

For APN/Parcel ID(s): 04-18-200-037-0000

LOTS 1 AND 2, LYING EASTERLY OF THE CENTERLINE OF SANDERS ROAD OF COUNTY CLERK'S DIVISION OF COUNTY CLERK'S DIVISION OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,

EXCEPTING THEREFROM (DEVELOPMENT + CONDOMINIUM PARCELS)

THAT PART OF LOTS 1, 2 AND 3, LYING EASTERLY OF THE CENTERLINE OF SANDERS ROAD OF COUNTY CLERK'S DIVISION OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BEING ALSO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREE 00 MINUTE 00 SECOND WEST ALONG THE EAST LINE OF SAID LOTS 1 AND 2, BEING ALSO THE EAST LINE OF NORTHEAST QUARTER OF SECTION 18 AFORESAID, A DISTANCE OF 2356.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE CONTINUING SOUTH 00 DEGREE 00 MINUTE 00 SECOND WEST ON THE LAST DESCRIBED COURSE, WHICH IS ALSO THE EAST LINE OF LOT 3 AFORESAID, A DISTANCE OF 140.05 FEET TO THE CENTERLINE OF TECHNY ROAD; THENCE NORTH 71 DEGREES 47 MINUTES 18 SECONDS WEST, ALONG THE CENTERLINE OF TECHNY ROAD, A DISTANCE OF 440.83 FEET TO THE SOUTH LINE OF SAID LOT 2, BEING ALSO THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 89 DEGREES 40 MINUTES 30 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 2 AND THE CENTERLINE OF TECHNY ROAD, A DISTANCE OF 1518.28 FEET TO A POINT 640.00 FEET EASTERLY OF THE CENTERLINE OF SANDERS ROAD; THENCE NORTH 00 DEGREE 19 MINUTES 30 SECONDS WEST, PERPENDICULAR TO THE SOUTH LINE OF LOT 2 AFORESAID, A DISTANCE OF 50.00 FEET; THENCE WITH A DEFLECTION ANGLE OF 86 DEGREES 25 MINUTES 25 SECONDS TO THE LEFT FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 440.16 FEET; THENCE NORTH 20 DEGREES 14 MINUTES 55 SECONDS WEST, A DISTANCE OF 163.77 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 39 SECONDS WEST, A DISTANCE OF 186.53 FEET; THENCE NORTH 47 DEGREES 46 MINUTES 38 SECONDS WEST, A DISTANCE OF 40.86 FEET; THENCE NORTH 01 DEGREE 21 MINUTES 51 SECONDS WEST, A DISTANCE OF 293.21 FEET; THENCE NORTH 07 DEGREES 18 MINUTES 46 SECONDS EAST, A DISTANCE OF 86.65 FEET; THENCE NORTH 19 DEGREES 15 MINUTES 29 SECONDS WEST, A DISTANCE OF 72.43 FEET; THENCE NORTH 16 DEGREES 32 MINUTES 57 SECONDS EAST, A DISTANCE OF 53.43 FEET; THENCE NORTH 07 DEGREES 04 MINUTES 59 SECONDS WEST, A DISTANCE OF 169.57 FEET; THENCE NORTH 12 DEGREES 11 MINUTES 02 SECONDS WEST, A DISTANCE OF 23.48 FEET; THENCE NORTH 40 DEGREES 12 MINUTES 46 SECONDS WEST, A DISTANCE OF 59.99 FEET; THENCE NORTH 53 DEGREES 15 MINUTES 06 SECONDS EAST, A DISTANCE OF 187.46 FEET; THENCE SOUTH 40 DEGREES 33 MINUTES 40 SECONDS EAST, A DISTANCE OF 207.21 FEET;

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(continued)

THENCE SOUTH 40 DEGREES 17 MINUTES 10 SECONDS EAST, A DISTANCE OF 159.96 FEET;
 THENCE SOUTH 05 DEGREES 58 MINUTES 20 SECONDS EAST, A DISTANCE OF 78.04 FEET;
 THENCE SOUTH 52 DEGREES 12 MINUTES 56 SECONDS EAST, A DISTANCE OF 169.91 FEET;
 THENCE SOUTH 64 DEGREES 30 MINUTES 41 SECONDS EAST, A DISTANCE OF 158.30 FEET;
 THENCE SOUTH 65 DEGREES 03 MINUTES 09 SECONDS EAST, A DISTANCE OF 203.73 FEET;
 THENCE SOUTH 79 DEGREES 40 MINUTES 11 SECONDS EAST, A DISTANCE OF 169.64 FEET;
 THENCE SOUTH 74 DEGREES 41 MINUTES 01 SECOND EAST, A DISTANCE OF 150.79 FEET;
 THENCE NORTH 31 DEGREES 47 MINUTES 23 SECONDS EAST, A DISTANCE OF 248.75 FEET;
 THENCE NORTH 40 DEGREES 46 MINUTES 54 SECONDS EAST, A DISTANCE OF 307.51 FEET;
 THENCE NORTH 38 DEGREES 58 MINUTES 28 SECONDS EAST, A DISTANCE OF 256.18 FEET;
 THENCE NORTH 25 DEGREES 12 MINUTES 50 SECONDS EAST, A DISTANCE OF 217.56 FEET;
 THENCE NORTH 15 DEGREES 06 MINUTES 30 SECONDS EAST, A DISTANCE OF 159.83 FEET;
 THENCE NORTH 35 DEGREES 03 MINUTES 27 SECONDS WEST, A DISTANCE OF 120.28 FEET;
 THENCE SOUTH 84 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 141.04 FEET;
 THENCE SOUTH 65 DEGREES 00 MINUTE 37 SECONDS WEST, A DISTANCE OF 156.16 FEET;
 THENCE SOUTH 48 DEGREES 12 MINUTES 11 SECONDS WEST A DISTANCE OF 99.78 FEET;
 THENCE SOUTH 20 DEGREES 37 MINUTES 43 SECONDS WEST, A DISTANCE OF 129.20 FEET;
 THENCE NORTH 82 DEGREES 05 MINUTES 35 SECONDS WEST, A DISTANCE OF 196.42 FEET;
 THENCE NORTH 76 DEGREES 37 MINUTES 05 SECONDS WEST, A DISTANCE OF 347.47 FEET;
 THENCE NORTH 57 DEGREES 18 MINUTES 13 SECONDS WEST, A DISTANCE OF 204.08 FEET;
 THENCE NORTH 77 DEGREES 38 MINUTES 13 SECONDS WEST, A DISTANCE OF 286.22 FEET;
 THENCE NORTH 85 DEGREES 47 MINUTES 52 SECONDS WEST, A DISTANCE OF 171.49 FEET;
 THENCE SOUTH 03 DEGREES 20 MINUTES 25 SECONDS WEST, A DISTANCE OF 223.73 FEET;
 THENCE NORTH 67 DEGREES 16 MINUTES 23 SECONDS WEST, A DISTANCE OF 173.42 FEET;
 THENCE SOUTHWEST ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF
 267.00 FEET, FOR A DISTANCE OF 60.71 FEET TO THE POINT OF TANGENCY (BEARING OF THE
 CHORD OF SAID CURVE IS SOUTH 30 DEGREES 47 MINUTES 58 SECONDS WEST); THENCE
 SOUTH 38 DEGREES 06 MINUTES 28 SECONDS WEST, A DISTANCE OF 15.37 FEET TO THE POINT
 OF CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE CONCAVE SOUTHEASTERLY, HAVING
 A RADIUS OF 66.64 FEET, FOR A DISTANCE OF 55.51 FEET, TO THE POINT OF TANGENCY
 (BEARING OF THE CHORD OF SAID CURVE IS SOUTH 14 DEGREES 20 MINUTES 00 SECOND
 WEST); THENCE SOUTH 09 DEGREES 26 MINUTES 28 SECONDS EAST, A DISTANCE OF 17.20
 FEET; THENCE SOUTH 81 DEGREES 01 MINUTE 08 SECONDS WEST, A DISTANCE OF 26.00
 FEET; THENCE NORTH 09 DEGREES 30 MINUTES 27 SECONDS WEST, A DISTANCE OF 16.93
 FEET TO THE POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE
 SOUTHEASTERLY, HAVING A RADIUS OF 92.64 FEET, FOR A DISTANCE OF 77.17 FEET, TO THE
 POINT OF TANGENCY (BEARING OF THE CHORD OF SAID CURVE IS NORTH 14 DEGREES 22
 MINUTES 00 SECOND EAST); THENCE NORTH 38 DEGREES 14 MINUTES 27 SECONDS EAST, A
 DISTANCE OF 15.37 FEET; THENCE NORTH 28 DEGREES 12 MINUTES 49 SECONDS EAST, A
 DISTANCE OF 53.30 FEET; THENCE SOUTH 82 DEGREES 48 MINUTES 30 SECONDS WEST, A
 DISTANCE OF 160.66 FEET TO THE CENTERLINE OF SANDERS ROAD; THENCE NORTH 07
 DEGREES 14 MINUTES 06 SECONDS WEST, ALONG THE CENTERLINE OF SANDERS ROAD, A
 DISTANCE OF 148.04 FEET TO A LINE 190.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH
 LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 89 DEGREES 32
 MINUTES 08 SECONDS EAST, ALONG SAID LINE 190.00 FEET SOUTH, A DISTANCE OF 181.81
 FEET; THENCE NORTH 06 DEGREES 51 MINUTES 15 SECONDS WEST, A DISTANCE OF 4.87
 FEET; THENCE NORTH 83 DEGREES 49 MINUTES 18 SECONDS EAST, A DISTANCE OF 72.38
 FEET; THENCE NORTH 54 DEGREES 32 MINUTES 16 SECONDS EAST, A DISTANCE OF 99.64
 FEET; THENCE NORTH 12 DEGREES 15 MINUTES 18 SECONDS EAST, A DISTANCE OF 30.20
 FEET; THENCE NORTH 69 DEGREES 45 MINUTES 39 SECONDS EAST, 45.09 FEET; THENCE
 SOUTH 46 DEGREES 51 MINUTES 56 SECONDS EAST, A DISTANCE OF 96.44 FEET; THENCE
 SOUTH 89 DEGREES 27 MINUTES 03 SECONDS EAST, A DISTANCE OF 73.03 FEET; THENCE

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(continued)

NORTH 14 DEGREES 30 MINUTES 34 SECONDS EAST, A DISTANCE OF 46.70 FEET; THENCE NORTH 87 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 139.71 FEET; THENCE SOUTH 63 DEGREES 35 MINUTES 55 SECONDS EAST, A DISTANCE OF 115.79 FEET; THENCE SOUTH 49 DEGREES 02 MINUTES 07 SECONDS EAST, A DISTANCE OF 126.01 FEET; THENCE SOUTH 75 DEGREES 17 MINUTES 37 SECONDS EAST, A DISTANCE OF 109.07 FEET; THENCE NORTH 28 DEGREES 51 MINUTES 16 SECONDS EAST, A DISTANCE OF 26.98 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 09 SECONDS EAST, A DISTANCE OF 185.43 FEET; THENCE NORTH 82 DEGREES 58 MINUTES 47 SECONDS EAST, A DISTANCE OF 303.47 FEET; THENCE NORTH 83 DEGREES 40 MINUTES 21 SECONDS EAST, A DISTANCE OF 259.14 FEET; THENCE NORTH 31 DEGREES 13 MINUTES 44 SECONDS EAST, A DISTANCE OF 118.25 FEET; THENCE NORTH 86 DEGREES 36 MINUTES 34 SECONDS EAST, A DISTANCE OF 292.58 FEET; THENCE SOUTH 72 DEGREES 32 MINUTES 11 SECONDS EAST, A DISTANCE OF 193.44 FEET; THENCE SOUTH 84 DEGREES 11 MINUTES 41 SECONDS EAST, A DISTANCE OF 131.63 FEET; THENCE NORTH 27 DEGREES 26 MINUTES 09 SECONDS WEST, A DISTANCE OF 100.06 FEET TO THE NORTH LINE OF LOT 1 AND THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 18 AFORESAID; THENCE NORTH 69 DEGREES 32 MINUTES 08 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 477.75 FEET TO THE POINT OF BEGINNING; ALSO,

EXCEPTING THEREFROM (SANDERS ROAD EXCEPTION)

THAT PART OF LOT 2 OF THE COUNTY CLERK'S DIVISION OF COUNTY CLERK'S DIVISION OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 2 IN COUNTY CLERK'S DIVISION OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CENTERLINE OF SANDERS ROAD; THENCE EAST ALONG THE SOUTH LINE OF THE AFORESAID LOT 2, AND THE CENTERLINE OF TECHNY ROAD, A DISTANCE OF 640.00 FEET TO A POINT, SAID POINT BEING IN THE CENTERLINE OF TECHNY ROAD, AND ON THE SOUTH LINE OF THE AFORESAID LOT 2; THENCE NORTH, AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 50.00 FEET TO A POINT; THENCE WITH A DEFLECTION ANGLE OF 86 DEGREES 25 MINUTES 25 SECONDS TO THE LEFT FROM THE LAST DESCRIBED COURSE EXTENDED 561.10 FEET TO A POINT; THENCE WITH A DEFLECTION ANGLE OF 78 DEGREES 09 MINUTES 20 SECONDS TO THE RIGHT FROM THE LAST DESCRIBED COURSE EXTENDED, 522.36 FEET TO A POINT, THENCE WITH A DEFLECTION ANGLE OF 04 DEGREES 36 MINUTES 35 SECONDS TO THE LEFT FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 301.40 FEET TO A POINT; THENCE WITH A DEFLECTION ANGLE OF 84 DEGREES, 17 MINUTES 20 SECONDS TO THE LEFT FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 50.00 FEET TO A POINT, SAID POINT BEING IN THE CENTERLINE OF SANDERS ROAD; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID SANDERS ROAD, A DISTANCE OF 896.92 FEET TO THE POINT OF BEGINNING; AND ALSO

EXCEPTING THEREFROM (EXCEPTION TO DECLARATION DOC. 22431171)

THAT PART OF THE NORTHWEST QUARTER OF SAID SECTION 18, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 56.08 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AND RUNNING THENCE WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 176.69 FEET TO THE CENTERLINE OF SANDERS ROAD; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 154.04 FEET; THENCE NORTH AT RIGHT ANGLES

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(continued)

TO THE LAST DESCRIBED LINE, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office