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SPECIAL WARRANTY DEED

This Document Prepared By:
Richard H. Levy
77 W. Washington St., Ste 900
Chicago, IL 60602



Doc#: 1535045060 Fee: \$54.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/16/2015 03:27 PM Pg: 1 of 9

After Recording Please Return To:
Charles C. Byrum
Meltzer Purf. II + Stelle LLC
3005 Wacker Drive
Chicago, IL 60606

NO1151416 / NO1151454 / CM/CB 3064

THIS INSTRUMENT WITNESSETH, that BCD Ventures, LLC an Illinois Limited Liability Company having an address of 1440 Townline Road, Mundelein, IL 60060 ("Grantor"), GRANTS, BARGAINS AND SELLS to Colfax Townhome Owner's Association, LLC having an address of 1515 E. Woodfield Rd., Suite 250, Schaumburg, IL 60173 ("Grantee"), for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, all interest in the real estate situated in the County of Cook, in the State of Illinois, and legally described on Exhibit A attached hereto and by this reference made a part hereof ("Property"), and subject to certain permitted title exceptions described on Exhibit B attached hereto and by this reference made a part hereof.

* Crossing

Together with all and singular the hereditaments and appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either in law or equity, of, in and to the above described Property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Property as above described, with the appurtenances, unto Grantee, its heirs and assigns forever.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's successors and assigns, that Grantor has not done or suffered to be done anything whereby the Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Property described above, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

REAL ESTATE TRANSFER TAX		17-Dec-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

09-17-100-009-0000 | 20151201650524 | 1-859-490-880

Exempt deed or instrument eligible for recordation without payment of tax.

J. Brown 12/10/15
City of Des Plaines

REVIEWER R4

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BCD Ventures, LLC, an Illinois Limited Liability Company

By: Carole A. Hodgson

Name: Carole A. Hodgson

Title: Manager

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

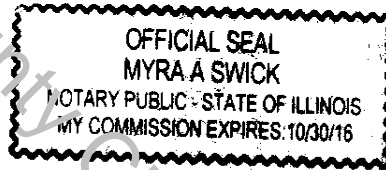
I, the undersigned, a notary public in and for _____ County, in the State of Illinois, do hereby certify that Carole A. Hodgson being the Manager of BCD Ventures, LLC, an Illinois Limited Liability Company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 9TH day of December, 2015, in person, and acknowledged that he/she signed the foregoing instrument as his/her free and voluntary act and as the act and deed of such company for the uses and purposes therein set forth.

Given under my hand and official seal, this 9TH day of December, 2015.

Commission Expires 10/30/16

Myra A Swick
Notary Public

COLFAX CROSSING HOA
Please Mail Tax Bills To:
c/o 1834 WALDEN OFFICE SQUARE
SUITE 300
SCHAUMBURG, IL 60173



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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated December 9, 2015

Signature: [Signature] - Agent
Grantor or Agent

Subscribed and sworn to before me
By the said Steve Turner
This 9 day of December, 2015
Notary Public [Signature]
Andrew R Border

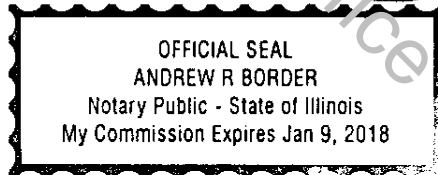


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date December 9, 2015

Signature: [Signature] - Agent
Grantee or Agent

Subscribed and sworn to before me
By the said Steve Turner
This 9 day of December, 2015
Notary Public [Signature]
Andrew R Border



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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EXHIBIT A

LEGAL DESCRIPTION

OF THE PROPERTY COMMONLY KNOWN AS 300 S WESTERN AVENUE, DES PLAINES, IL
60016

PINS: 09-17-100-009-0000
09-17-100-029-0000
09-17-100-032-0000
09-17-100-053-0000
09-17-100-054-0000
09-17-100-055-0000
09-17-100-056-0000
09-17-100-057-0000
09-17-203-024-0000
09-17-203-034-0000

BLOCK B

BLOCK B IN COLFAX CROSSING, BEING A SUBDIVISION OF PART OF SECTION 17,
TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED December 16, 2015, AS
DOCUMENT 1535045049, IN COOK COUNTY, ILLINOIS.

AND

PARCEL 1A

THAT PART OF LOT 1 IN COLFAX CROSSING, BEING A SUBDIVISION OF PART OF
SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED December 16, 2015,
AS DOCUMENT 1535045049, IN COOK COUNTY, ILLINOIS, DESCRIBED AS
FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1: THENCE NORTH
01 DEGREES 25 MINUTES 59 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1,
25.00 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 39 SECONDS EAST, 77.36 FEET;
THENCE NORTH 01 DEGREES 25 MINUTES 59 SECONDS EAST, 145.71 FEET TO A
POINT ALONG THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 88 DEGREES 34
MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, 15.96 FEET;
THENCE CONTINUING ALONG A NORTH LINE OF SAID LOT 1, 15.71 FEET, SAID LINE
BEING AN ARC OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 10.00
FEET, SAID ARC HAVING A CHORD BEARING OF SOUTH 43 DEGREES 34 MINUTES 01
SECONDS EAST WITH A CHORD LENGTH OF 14.14 FEET; THENCE SOUTH 01 DEGREES
25 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, 64.95 FEET;
THENCE NORTH 88 DEGREES 34 MINUTES 01 SECONDS WEST, 5.96 FEET; THENCE
SOUTH 01 DEGREES 25 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF SAID
LOT 1, 95.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 88
DEGREES 34 MINUTES 39 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1,
97.36 FEET TO THE PLACE OF BEGINNING, CONTAINING 5,773 SQUARE FEET MORE OR
LESS, ALL IN COOK COUNTY, ILLINOIS.

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AND

PARCEL 2A

THAT PART OF LOT 2 IN COLFAX CROSSING, BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED December 16, 2015, AS DOCUMENT 1535045049, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2: THENCE NORTH 01 DEGREES 25 MINUTES 59 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, 25.00 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 39 SECONDS EAST, 68.50 FEET TO A POINT ALONG THE EAST LINE OF SAID LOT 2; THENCE SOUTH 01 DEGREES 25 MINUTES 59 SECONDS WEST ALONG SAID LINE, 25.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 88 DEGREES 34 MINUTES 39 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, 68.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 1,713 SQUARE FEET MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.

AND

PARCEL 3A

THAT PART OF LOT 3 IN COLFAX CROSSING, BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED December 16, 2015, AS DOCUMENT 1535045049, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST CORNER OF SAID LOT 3: THENCE NORTH 46 DEGREES 27 MINUTES 05 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 3, 53.61 FEET; THENCE CONTINUING ALONG A NORTHWESTERLY LINE OF SAID LOT 3 NORTH 34 DEGREES 58 MINUTES 39 SECONDS EAST, 17.91 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE SOUTHEASTERLY 8.21 FEET ALONG A NORTHWESTERLY LINE OF SAID LOT 3, SAID LINE BEING AN ARC OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 62.00 FEET, SAID ARC HAVING A CHORD BEARING OF SOUTH 46 DEGREES 42 MINUTES 40 SECONDS EAST WITH A CHORD LENGTH OF 8.20 FEET; THENCE SOUTH 01 DEGREES 25 MINUTES 59 SECONDS WEST, 72.31 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 39 SECONDS EAST, 151.17 FEET TO A POINT ALONG THE EAST LINE OF SAID LOT 3; THENCE SOUTH 01 DEGREES 25 MINUTES 59 SECONDS WEST ALONG SAID LINE, 25.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 88 DEGREES 34 MINUTES 39 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, 155.17 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE NORTH 43 DEGREES 32 MINUTES 51 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, 70.63 FEET TO THE PLACE OF BEGINNING, CONTAINING 6,699 SQUARE FEET MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.

AND

PARCEL 5A

THAT PART OF LOT 5 IN COLFAX CROSSING, BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED December 16, 2015, AS DOCUMENT 1535045049, IN COOK COUNTY, ILLINOIS, DESCRIBED AS

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FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 01 DEGREES 25 MINUTES 21 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5, 2.39 FEET TO A NORTHWESTERLY CORNER OF SAID LOT 5; THENCE NORTHEASTERLY 101.28 FEET ALONG A NORTHWESTERLY LINE OF SAID LOT 5, SAID LINE BEING AN ARC OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 59.00 FEET, SAID ARC HAVING A CHORD BEARING OF NORTH 42 DEGREES 14 MINUTES 36 SECONDS EAST WITH A CHORD LENGTH OF 89.30 FEET; THENCE SOUTH 22 DEGREES 54 MINUTES 35 SECONDS EAST, 66.40 FEET; THENCE NORTH 67 DEGREES 05 MINUTES 25 SECONDS EAST, 69.50 FEET TO A POINT ALONG THE EAST LINE OF SAID LOT 5; THENCE SOUTH 22 DEGREES 54 MINUTES 35 SECONDS EAST ALONG SAID LINE, 38.39 FEET; THENCE CONTINUING ALONG A SOUTHEAST LINE OF SAID LOT 5 SOUTH 46 DEGREES 27 MINUTES 10 SECONDS WEST, 4.42 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 88 DEGREES 34 MINUTES 39 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 5, 161.75 FEET TO THE PLACE OF BEGINNING, CONTAINING 2,760 SQUARE FEET MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.

AND

PACREL 6A

THAT PART OF LOT 6 IN COLFAX CROSSING, BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED December 16, 2015, AS DOCUMENT 153 5045049, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 67 DEGREES 05 MINUTES 25 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 6, 57.90 FEET; THENCE SOUTH 22 DEGREES 54 MINUTES 35 SECONDS EAST, 174.31 FEET; THENCE NORTH 67 DEGREES 05 MINUTES 25 SECONDS EAST, 66.00 FEET; THENCE SOUTH 75 DEGREES 17 MINUTES 43 SECONDS EAST, 20.04 FEET TO A POINT ALONG THE SOUTHEASTERLY LINE OF SAID LOT 6; THENCE SOUTHEASTERLY ALONG SAID SOUTHEASTERLY LINE, 106.52 FEET, SAID LINE BEING AN ARC OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 59.00 FEET, SAID ARC HAVING A CHORD BEARING OF SOUTH 36 DEGREES 51 MINUTES 13 SECONDS EAST AND A CHORD LENGTH OF 92.63 FEET; THENCE SOUTH 01 DEGREES 25 MINUTES 21 SECONDS WEST, 2.39 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 88 DEGREES 34 MINUTES 39 SECONDS WEST, 116.33 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 30 DEGREES 17 MINUTES 01 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 6, 46.61 FEET; THENCE CONTINUING ALONG THE WEST LINE OF SAID LOT 6, 192.55 FEET, SAID LINE BEING AN ARC OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 425.00 FEET, SAID ARC HAVING A CHORD BEARING OF NORTH 37 DEGREES 49 MINUTES 33 SECONDS WEST AND A CHORD LENGTH OF 190.90 FEET TO THE PLACE OF BEGINNING, CONTAINING 10,669 SQUARE FEET MORE OF LESS, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 20A

THAT PART OF LOT 20 IN COLFAX CROSSING, BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED December 16, 2015, AS DOCUMENT 1535045049, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 20: THENCE SOUTH 01 DEGREES 25 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, 100.72 FEET; THENCE SOUTHWESTERLY 15.71 FEET ALONG THE SOUTHEAST LINE OF SAID LOT 20, SAID LINE BEING AN ARC OF A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 10.00 FEET, SAID ARC HAVING A CHORD BEARING OF SOUTH 46 DEGREES 25 MINUTES 59 SECONDS WEST WITH A CHORD LENGTH OF 14.14 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 20, 17.30 FEET; THENCE NORTH 22 DEGREES 54 MINUTES 35 SECONDS WEST, 89.62 FEET TO A POINT ALONG THE NORTH LINE OF SAID LOT 20; THENCE NORTH 67 DEGREES 05 MINUTES 25 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 20, 70.51 FEET TO THE PLACE OF BEGINNING, CONTAINING 4,650 SQUARE FEET MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

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EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. General real estate taxes for the year 2015 and subsequent years which are not yet due and payable.

2. Easement created by Easement Deed dated February 8, 1989 and recorded March 23, 1989 as document 80128739 made by Chicago and North Western Transportation Company to AT&T Communications of Illinois, Inc., its successors and assigns, relating to an easement for utility purposes affecting part of the Land.

3. Exceptions, easements and reservations contained in the deed from Chicago and North Western Transportation Company to Robert Schwake Stone Company, Inc., dated November 3, 1987 and recorded November 12, 1987 as document 87610106, including reservation in favor of said railroad and its successors, assigns, licensees and lessees to maintain, operate, use repair and replace existing drainage, driveways and utilities and reservation in favor of said railroad and its transferees, lessees, licensees, successors and assigns, including without limitation AT&T Communications of Illinois, Inc., of a 10 foot wide non-exclusive permanent easement in gross for a fiber optic cable facility with right to issue leases, licenses and easements for such facility.

The plat of Colfax Crossing recorded December 16, 2015 as document 1535045049 contains provisions relating to acceptance by AT&T of a 10 foot wide utility easement depicted on said plat in lieu of the reservation of easement for fiber optic cable facility contained in said deed.

4. No Further Remediation Letter and Leaking Underground Storage Tank Environmental Notice issued by the Illinois Environmental Protection Agency recorded January 17, 2008 as document 0801731126.

5. Plat of Easement dated November 17, 2015 and recorded November 20, 2015 as document 1532416035 executed by BCD Ventures reserving and granting an easement for serving the Land and other property with electric and communication service in favor of Commonwealth Edison Company and SBC Telephone Company and its grantees, and their licensees, successors and assigns, in, over, under, across, along and upon part of the Land depicted on said plat, together with right to cut, trim and remove trees and landscaping and together with right of access to facilities, and the terms and provisions contained therein.

6. Blanket Easement Provisions appearing on the plat of subdivision of Colfax Crossing recorded December 16, 2015 as document 1535045049 and on the Final Planned Unit Development plat of Colfax Crossing PUD recorded December 16, 2015 as document 1535045051 providing for reservation and grant of a non-exclusive blanket easement for serving the Land and other property with electric, communications, sewer, water, gas and drainage service in favor of Cook County, Illinois, the

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municipality, Northern Illinois Gas Company, ComEd, Ameritech and cable television franchisees, and their successors and assigns, in, under, across, along and upon the Land, together with right to cut, trim and remove trees and landscaping and together with right of access to facilities, and the terms and provisions contained therein.

Notation on the first page of each of said plats states that a blanket utility easement is granted over the Land except for areas designated on said plats as "NEA" or non-easement areas.

7. Public Utility Easement Provisions appearing on the plat of subdivision of Colfax Crossing recorded December 16, 2015 as document 1535045049 and on the Final Planned Unit Development plat of Colfax Crossing PUD recorded December 16, 2015 as document 1535045051 providing for reservation and grant of an easement for serving the Land and other property with electric, natural gas and communication service in favor of Commonwealth Edison Company, AT&T and its grantees, Northern Illinois Gas Company, Comcast and its grantees and Wide Open West, and their licensees, successors and assigns, in, under across, along and upon parts of the Land designated as common area or designated for streets and alleys, together with right of access to facilities, and the terms and provisions contained therein.

8. Easement labeled as 10.00 foot Utility Easement in Lieu of AT&T Communications Easement per document 87610106 appearing on the plat of subdivision of Colfax Crossing recorded December 16, 2015 as document 1535045049 and on the Final Planned Unit Development plat of Colfax Crossing PUD recorded December 16, 2015 as document 1535045051.

9. Building setback line of 8.3 feet as shown on the plat of subdivision of Colfax Crossing recorded December 16, 2015 as document 1535045049 and on the Final Planned Unit Development plat of Colfax Crossing PUD recorded December 16, 2015 as document 1535045051.

10. Declaration for Colfax Crossing Townhomes dated December 15, 2015 and recorded December 16, 2015 as document 1535045051 made by Taylor Morrison of Illinois, Inc., an Illinois corporation, and joined by BCD Venture, LLC, an Illinois limited liability company, and the terms, provisions, covenants, restrictions and easements contained therein, including those relating to an owner's association, maintenance, costs, assessments, liens for same, easements, use restrictions and party walls.