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PREPARED BY:
Jackson Walker L.L.P.
1401 McKinney, Suite 1900
Houston, Texas 77010
Attention: Brian S. Harris

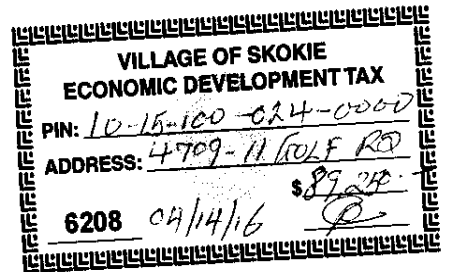
Doc#: 1610622204 **Fee:** \$46.00
RHSP Fee: \$9.00 **RPRF Fee:** \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/15/2016 03:05 PM Pg: 1 of 5

SEND ALL SUBSEQUENT TAX BILLS TO:

Imperial Realty Company
4747 West Peterson Avenue
2nd Floor
Chicago, IL 60646
Attn: Alfred Klairmont

RECORDER'S STAMP

Property of Cook County
SPECIAL WARRANTY DEED



STATE OF ILLINOIS)
)
COUNTY OF COOK)

8979 873 CB 5/5

CFO2 Skokie, LLC, a Delaware limited liability company (the "**Grantor**"), of the City of Houston, County of Harris, and State of Texas, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) paid to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has, subject to the exceptions hereinafter set forth, GRANTED, SOLD and CONVEYED and does hereby GRANT, SELL and CONVEY unto Imperial Concourse, LLC, an Illinois limited liability company, as to an 8.5% undivided interest, and to Klairmont Family Associates, L.P., an Illinois limited partnership, as to an 11.5% undivided interest, as TENANTS IN COMMON (collectively, the "**Grantee**"), with an address of c/o Imperial Realty Company, at 4747 West Peterson Avenue, 2nd Floor, Chicago, IL 60646, certain land located in the Village of Skokie, County of Cook, and State of Illinois, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "**Property**").

This conveyance is made and accepted subject to all matters set out in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances pertaining thereto, unto Grantee and Grantee's successors, heirs and assigns forever; and Grantor does hereby bind itself and its successors and heirs to warrant and forever defend the Property unto Grantee and Grantee's successors, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, for matters arising subsequent to the vesting of title in Grantor.

[The balance of this page intentionally left blank. Signature Page follows.]

REAL ESTATE TRANSFER TAX		18-Apr-2016
	COUNTY:	14,875.00
	ILLINOIS:	29,750.00
	TOTAL:	44,625.00

10-15-100-024-0000 | 20160101661039 | 0-255-540-800

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 11 day of April, 2016, to be effective as of April 14, 2016.

CFO2 Skokie, LLC,
a Delaware limited liability company

By: _____
Name: John Enerson
Title: Vice President

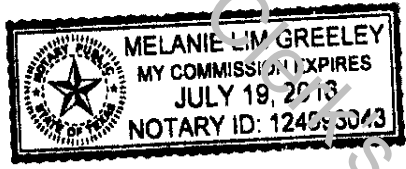
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared John Enerson Vice President of CFO2 Skokie, LLC, a Delaware limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said limited liability company, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11 day of April, 2016.

Notary Public in and for the State of Texas

WHEN RECORDED RETURN TO:



IMPERIAL REALTY CO
LOUIS PRETEKIN, GENERAL COUNSEL
4747 WEST PETERSON AVE
CHICAGO IL

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Exhibit A

Property

PARCEL 1:

THAT PART OF LOT 1, LYING WEST OF THE WEST LINE OF THE EAST 338.13 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CONCOURSE RESUBDIVISION OF LOTS 2 AND 3 IN GOLF SKOKIE ASSOCIATES SUBDIVISION, BEING A SUBDIVISION OF LOT 1 IN THE PERFORMING ARTS CENTER SUBDIVISION, TOGETHER WITH THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 1, LYING EAST OF THE WEST LINE OF THE EAST 338.13 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CONCOURSE RESUBDIVISION OF LOTS 2 AND 3 IN GOLF SKOKIE ASSOCIATES SUBDIVISION, BEING A SUBDIVISION OF LOT 1 IN THE PERFORMING ARTS CENTER SUBDIVISION, TOGETHER WITH THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS UPON, OVER, ACROSS AND THROUGH A PORTION OF THE ROADWAY, DESIGNATED AS "ROADWAY EASEMENT" AS DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF RESTRICTION & GRANT OF EASEMENTS BETWEEN JETCO PROPERTIES, INC. & WX1/LWS CONCOURSE OFFICE PLAZA REAL ESTATE LIMITED PARTNERSHIP RECORDED JANUARY 26, 2000, AS DOCUMENT 00064063.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS FOR VEHICULAR INGRESS AND EGRESS FOR THE USE AND BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE GRANT AND DECLARATION OF EASEMENTS AND COVENANTS, DATED NOVEMBER 21, 1996 AND RECORDED NOVEMBER 27, 1996 AS DOCUMENT 96905235 MADE BY AND BETWEEN AMERICANNATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 26, 1984 AND KNOWN AS TRUST NUMBER 61447 AND LA SALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 30, 1977 AND KNOWN AS TRUST NUMBER 52792, AS AMENDED BY FIRST AMENDMENT TO GRANT AND DECLARATION OF EASEMENTS, USES AND COVENANTS MADE BY AND BETWEEN WATERTON SKOKIE HOTEL PROPERTY COMPANY OUTLOT, L.L.C., WATERTON SKOKIE PROPERTY COMPANY, L.L.C., CFO2 SKOKIE LLC, THE CENTRE EAST METROPOLITAN AUDITORIUM, EXPOSITION AND OFFICE BUILDING AUTHORITY, AND THE FIRST AMERICAN BANK, RECORDED SEPTEMBER 5, 2014 AS DOCUMENT NUMBER 1424829112, RERECORDED MARCH 11, 2016 AS DOCUMENT NUMBER 1607134081, OVER THE GOLF ROAD ACCESS EASEMENT, AS DEFINED IN SAID FIRST AMENDMENT.

Commonly known as 4709 and 4711 Golf Road, Skokie, Illinois 60076

PIN: 10-15-100-024-0000

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Exhibit B

Exceptions

1. Grant and Declaration of Easements, Uses and Covenants made by and between American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated June 26, 1984 and known as Trust Number 61447, LaSalle National Trust N.A., as Successor Trustee to LaSalle National Bank, as Trustee under Trust Agreement dated June 30, 1977 and known as Trust Number 52792 and the Centre East Metropolitan Auditorium, Exposition and Office Building Authority, a municipal corporation of Illinois dated February 14, 1995 and recorded February 15, 1995 as Document 95109429.

First Amendment to Grant and Declaration of Easements, Uses and Covenants recorded September 5, 2014 as Document 1424829112, rerecorded March 11, 2016 as Document Number 1607134081.

2. The Grant and Declaration of Easements and Covenants, dated November 21, 1996 and recorded November 27, 1996 as Document 96905235 made by and between American National Bank and Trust Company, as Trustee under Trust Agreement dated June 26, 1984 and known as Trust Number 61447 and LaSalle National Trust, N.A., as Trustee under Trust Agreement dated June 30, 1977 and known as Trust Number 52792, and shown on Survey Number N-129755 prepared by National Survey Service, Inc., dated December 3, 2015.

First Amendment to Grant and Declaration of Easements, Uses and Covenants recorded September 5, 2014 as Document 1424829112, rerecorded March 11, 2016 as Document Number 1607134081.

3. Easements, terms, provisions, conditions and limitations set forth in the Grant and Declaration of Easement and Covenants recorded September 24, 1998 as Document 98853849 made by and between American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated June 26, 1984 known as Trust Number 61447 and LaSalle National Bank as Trustee under Trust Agreement dated June 30, 1977 known as Trust Number 52792 granting vehicular and pedestrian easements for ingress and egress relating to signage, changes and alterations, use and maintenance, roadway maintenance and the costs incurred, public utilities, landscaping, construction and removal.
4. Declaration of Restriction and Grant of Easements between Jetco Properties, Inc. and WX1 / LWS Concourse Office Plaza Real Estate Limited Partnership for the purpose of a non-exclusive easement appurtenant to Lot 3 for the purpose of ingress and egress by vehicular and pedestrian traffic upon, over, across and through the portion of the roadway, designated as "Roadway Easement", Construction of Road Easement, Maintenance and Repair and Indemnification and Insurance recorded/filed January 26, 2000 as Document No. 00064063 affecting the land and other property, and the terms and provisions contained therein.
5. Easement in favor of the Commonwealth Edison Company, and its/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 the right of access to said equipment, and the provisions relating thereto contained in the grants recorded/filed as Document Nos. 21431962 and 21843995 and shown on Survey Number N-129755 prepared by National Survey Service, Inc., dated December 3, 2015.
6. Easement in favor of the Illinois Bell Telephone Company, and its successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property,

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together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded March 30, 1971 as Document No. 21435140, affecting the North 75 feet and also the West 100 feet of the North half of the Northwest quarter of Section 15, Township 41 North, Range 13, East of the Third Principal Meridian and shown on Survey Number N-129755 prepared by National Survey Service, Inc., dated December 3, 2015.

7. Easement in favor of Illinois Bell Telephone Company, and its/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 the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 24488286 and shown on Survey Number N-129755 prepared by National Survey Service, Inc., dated December 3, 2015.
8. Easement in favor of the Commonwealth Edison Company, and its/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 the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 91138039, affecting a 15 foot strip of the land as depicted therein as Exhibit A attached thereto and shown on Survey Number N-129755 prepared by National Survey Service, Inc., dated December 3, 2015.
9. Terms, provisions, conditions and limitations set forth in an agreement between the Village of Skokie and LaSalle National Bank as Trustee under Trust Agreement dated June 30, 1977 known as Trust Number 52792 relating to construction of a driveway and parking lot modifications recorded September 24, 1998 as Document 98853348.
10. The following matters disclosed by Survey Number N-129755 prepared by National Survey Service, Inc., dated December 3, 2015:
 - (a) Encroachment of the 3-story building on the land onto Illinois Bell Telephone Co. Tel. Conduit per Doc. No. 21435140.
 - (b) Encroachment of building on the land onto the easement for switch gear in basement per Doc. No. 21431962.
 - (c) Encroachment of the 4 story garage onto the easement to the Commonwealth Edison Company per Document Number 21843995.
11. Existing unrecorded leases and all rights of the lessees thereunder, as disclosed in writing by rent roll delivered by Grantor as of the date of this Special Warranty Deed.