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PREPARED BY:

Christina Brotto
BrottoFreel LLC
32 South Adams Street
Hinsdale, Illinois 60521

Doc#: 1616010013 Fee: \$58.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/08/2016 09:57 AM Pg: 1 of 11

WHEN RECORDED MAIL TO:

Marc Cervantes
Attorney at Law
Cervantes & Cioffi LLP
111 West Washington, Suite 1201
Chicago, Illinois 60602

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SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this ^{18th} day of ^{May} ~~March~~, 2016, between 1410 WAUKEGAN LLC, an Illinois limited liability company ("Grantor"), duly authorized to transact business in the State of Illinois, party of the first part, and 1400 WAUKEGAN LLC, an Illinois limited liability company ("Grantee"), party of the second part, that Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does DEMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit the real estate legally described on Exhibit A attached hereto and made a part hereof, SUBJECT ONLY TO the exceptions set forth on Exhibit B attached hereto and made a part hereof (hereinafter, the "Permitted Exceptions").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, subject to the aforesaid Permitted Exceptions: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, its

Box 400

Deed - 1410 Bank Parcel



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heirs and assigns forever. Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will hereby warrant and forever defend the right and title to the said premises against all persons claiming, or to claim the same, by, through or under it, but not otherwise, subject only to the aforesaid Permitted Exceptions.

[Signature on following page.]

REAL ESTATE TRANSFER TAX		23-May-2016
	COUNTY:	3,450.00
	ILLINOIS:	6,900.00
	TOTAL:	10,350.00
04-26-400-042-0000 2016051692073 0-977-197-376		

Property of Cook County Clerk's Office

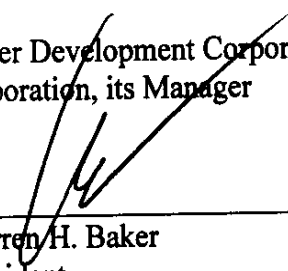
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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Manager, the day and year first above written.

GRANTOR:

1410 WAUKEGAN LLC, an Illinois limited liability company

By: Baker Development Corporation, an Illinois corporation, its Manager

By: 
Name: Warren H. Baker
Title: President

SEND SUBSEQUENT TAX BILLS TO:

1400 Waukegan LLC
125 N Halsted St Ste 203
Chicago IL 60601

Property of Cook County Clerk's Office

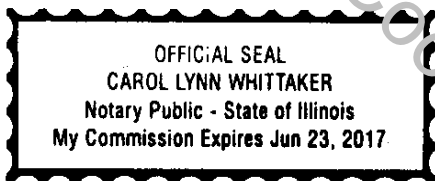
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STATE OF ILLINOIS

COUNTY OF COOK

Carol Lynn Whittaker, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Warren H. Baker, as President of Baker Development Corporation, the Manager of 1410 WAUKEGAN LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of Baker Development Corporation, the Manager of 1410 WAUKEGAN LLC, an Illinois limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 6th day of April, 2016.



Carol Lynn Whittaker
Notary Public
Commission expires: 6-23-2017

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

THAT PART OF LOT 1 IN MARYHAVEN UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 17, 1963, AS DOCUMENT NO. 18856223, TOGETHER WITH LOT 1 IN MICHAEL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1988 AS DOCUMENT 88429165, TOGETHER WITH THE WEST 75 FEET OF THE EAST 295 FEET OF LOTS 7 AND 8 (EXCEPT THEREFROM THE SOUTH 50 FEET OF SAID LOT 8) LYING SOUTH OF THE LINE 308.12 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 26, IN WILLIAM REED'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AUGUST 16, 1886 AS DOCUMENT NO. 744546, ALL TAKEN AS A TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 IN MICHAEL'S SUBDIVISION, THENCE NORTH 89 DEGREES 34 MINUTES 42 SECONDS WEST (ON AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 230.01 FEET TO A LINE 295 FEET WEST OF THE EAST LINE OF LOT 8 IN WILLIAM REED'S SUBDIVISION; THENCE NORTH 00 DEGREES 45 MINUTES 59 SECONDS EAST ALONG SAID WEST LINE, 44.62 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 42 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF LOT 1 IN MICHAEL'S SUBDIVISION 125.33 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 18 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED LINE 130.08 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 42 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, 120.46 FEET TO THE EAST LINE OF LOT 1 IN MARYHAVEN UNIT NO. 2; THENCE SOUTH 00 DEGREES 45 MINUTES 59 SECONDS WEST ALONG SAID EAST LINE, 161.50 FEET TO AN ANGLE POINT ON THE EAST SIDE OF LOT 1 IN MICHAEL'S SUBDIVISION; THENCE SOUTH 49 DEGREES 12 MINUTES 33 SECONDS WEST, 20.04 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY STORM WATER EASEMENT AGREEMENT DATED JUNE 21, 2007 AND RECORDED JUNE 29, 2007 AS DOCUMENT 0718042006 FROM RESURRECTION SENIOR SERVICES, AN ILLINOIS NOT FOR PROFIT CORPORATION TO 1410

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WAUKEGAN LLC, AN ILLINOIS LIMITED LIABILITY COMPANY FOR THE PURPOSE OF DRAINING AND CONVEYING STORM WATER OVER THE FOLLOWING DESCRIBED LAND:

ALL THAT PART OF LOTS 7 AND 8 (EXCEPT THE EAST 295 FEET OF SAID LOTS AND EXCEPT THE SOUTH 50 FEET OF LOT 8), OF WILLIAM REED'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1886 AS DOCUMENT NO. 744546, TOGETHER WITH LOT 1 IN MARYHAVEN SUBDIVISION OF PART OF THE WEST 31.68 ACRES OF LOTS 7 AND 8 LYING EASTERLY OF THE CENTER LINE OF THE WEST FORK OF THE NORTH BRANCH OF THE CHICAGO RIVER ALL IN WILLIAM REED'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 1958 AS DOCUMENT 17167350 BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF A LINE BEING 50.00 FEET NORTH OF (AS MEASURED PERPENDICULAR THERETO) AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26 WITH THE WEST LINE OF THE EAST 295.00 FEET OF SAID LOTS 7 AND 8; THENCE NORTH 00 DEGREES 45 MINUTES 59 SECONDS EAST ALONG SAID LAST DESCRIBED WEST LINE, 85.42 FEET TO A POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION; THENCE NORTH 89 DEGREES 14 MINUTES 01 SECONDS WEST, 87.76 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 59 SECONDS EAST, 113.92 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 01 SECONDS WEST, 17.30 FEET; THENCE NORTH 17 DEGREES 47 MINUTES 00 SECONDS WEST, 46.75 FEET; THENCE NORTH 89 DEGREES 21 MINUTES 24 SECONDS WEST, 423.07 FEET; THENCE SOUTH 87 DEGREES 53 MINUTES 55 SECONDS WEST, 242.46 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 1 IN MARYHAVEN SUBDIVISION; THENCE NORTH 11 DEGREES 14 MINUTES 05 SECONDS WEST ALONG SAID LAST DESCRIBED WEST LINE, 0.13 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 55 SECONDS EAST, 244.30 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 24 SECONDS EAST 543.27 FEET TO AN INTERSECTION WITH THE AFORESAID WEST LINE OF THE EAST 295.00 FEET OF LOTS 7 AND 8; THENCE SOUTH 00 DEGREES 45 MINUTES 59 SECONDS WEST, 168.50 FEET ALONG SAID LAST DESCRIBED WEST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

AN EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY

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INGRESS/EGRESS AND SIGNAGE EASEMENT AGREEMENT DATED JUNE 21, 2007 AND RECORDED JUNE 29, 2007 AS DOCUMENT 07108042007 FROM RESURRECTION SENIOR SERVICES, AN ILLINOIS NOT FOR PROFIT CORPORATION TO 1410 WAUKEGAN LLC, AN ILLINOIS LIMITED LIABILITY COMPANY FOR THE PURPOSE OF INSTALLING AND MAINTAINING A MONUMENT SIGN OVER THE FOLLOWING DESCRIBED LAND:

ALL THAT PART OF LOTS 7 AND 8 (EXCEPT THE EAST 295 FEET OF SAID LOTS AND EXCEPT THE SOUTH 50 FEET OF SAID LOT 8), OF WILLIAM REED'S SUBDIVISION OF PART OF THE SOUTH HALF OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 16, 1886 AS DOCUMENT NUMBER 744546, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE BEING 50.00 FEET NORTH OF (AS MEASURED PERPENDICULAR THERETO) AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26 WITH THE WEST LINE OF THE EAST 295.00 FEET OF SAID LOTS; THENCE NORTH 89 DEGREES 34 MINUTES 42 SECONDS WEST ALONG SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 26, A DISTANCE OF 70.18 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 18 SECONDS EAST, 15.00 FEET TO AN INTERSECTION WITH A LINE BEING 65.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 34 MINUTES 42 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 70.27 FEET TO AN INTERSECTION WITH THE AFORESAID WEST LINE OF THE EAST 295.00 FEET OF LOTS 7 AND 8; THENCE SOUTH 00 DEGREES 45 MINUTES 59 SECONDS WEST ALONG SAID LAST DESCRIBED WEST LINE, 15.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers:

04-26-400-042-0000

THIS TAX NUMBER AFFECTS PART OF THE LAND AND OTHER PROPERTY

04-26-400-077-0000

THIS TAX NUMBER AFFECTS PART OF THE LAND AND OTHER PROPERTY

04-26-400-081-0000

THIS TAX NUMBER AFFECTS PART OF THE LAND AND OTHER PROPERTY

*1400 Waukegan Rd.
Glenview, IL 60025*

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EXHIBIT B

PERMITTED EXCEPTIONS

1. ACTS DONE OR SUFFERED BY, THROUGH OR UNDER, OR JUDGMENTS AGAINST, GRANTEE.
2. LIENS FOR AD VALOREM TAXES NOT DUE AND PAYABLE.
3. EXISTING UNRECORDED LEASE, IN FAVOR OF BANK OF AMERICA, N. A., A NATIONAL BANKING ASSOCIATION, DATED NOVEMBER 2, 2006 AS AMENDED, AND ALL RIGHTS THEREUNDER OF THE LESSEE AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEE.
4. ENCRoACHMENT OF THE BRICK PAVERS AND ASPHALT LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY UNDISCLOSED AMOUNTS AS SHOWN ON PLAT OF SURVEY NUMBER 160040 PREPARED BY TFW SURVEYING DATED FEBRUARY 15, 2016.
5. 12 INCH CLAY SANITARY SEWER LINE, 6 INCH CLAY STORM SEWER LINE, 3 INCH PVC STORM SEWER LINE AND A 12 INCH RCP STORM SEWER LINE AS DISCLOSED BY PLAT OF SURVEY NUMBER 070936 PREPARED BY TFW SURVEYING DATED MARCH 30, 2007 AND LAST REVISED JUNE 7, 2007.

(AFFECTS THAT PART FALLING IN MICHAEL'S SUBDIVISION)
6. RIGHTS OF WAY FOR DRAINAGE, DITCHES, FEEDERS AND LATERALS.
7. TERMS AND PROVISIONS CONTAINED IN THE RESTRICTIVE COVENANT AGREEMENT MADE BY AND BETWEEN 1410 WAUKEGAN LLC AND RESURRECTION SENIOR SERVICES RECORDED JUNE 29, 2007 AS DOCUMENT NO. 0718042008 RELATING BUT NOT LIMITED TO RESTRICTIONS ON USE.
8. EASEMENT IN FAVOR OF PUBLIC SERVICE CORPORATION OF NORTHERN ILLINOIS, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN GAS MAINS AND 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 AUGUST 12, 1912 AS DOCUMENT NO. 5023792, AFFECTING A PORTION OF SAID LAND AS DESCRIBED THEREIN.

(AFFECTS ALL)
9. A 5 FOOT UTILITY EASEMENT AS SHOWN ON THE PLAT OF MICHAEL'S SUBDIVISION RECORDED SEPTEMBER 20, 1988 AS DOCUMENT 88429165 OVER THE SOUTHEAST CORNER OF THE LAND.

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(AFFECTS THAT PART FALLING IN MICHAEL'S SUBDIVISION)

10. EASEMENTS, TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED IN THE MONUMENT EASEMENT AGREEMENT DATED APRIL 16, 2007 AND RECORDED MAY 4, 2007 AS DOCUMENT 0712441116 MADE BY VILLAGE OF GLENVIEW, AN ILLINOIS HOME RULE MUNICIPAL CORPORATION, AND 1410 WAUKEGAN LLC, AN ILLINOIS LIMITED COMPANY.

RE-RECORDED TO CORRECT TYPOGRAPHICAL ERROR AUGUST 8, 2007 AS DOCUMENT 0722050067

(AFFECTS THAT PART FALLING IN MICHAEL'S SUBDIVISION)

11. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY, AND 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 JUNE 8, 1961 AS DOCUMENT NO. 18182821, AFFECTING THOSE PORTIONS OF THE LAND DAF THE NORTH 10 FEET OF THE SOUTH 308.12 FEET OF THE EAST 260 FEET; THE WEST 10 FEET OF THE EAST 232 FEET OF THE SOUTH 308.12 FEET; TO OVERHANG ONLY, THE WEST 5 FEET OF THE EAST 222 FEET OF THE NORTH 60 FEET OF THE SOUTH 110 FEET LYING NORTH OF THE CENTER LINE OF EAST LAKE AVENUE.

(AFFECTS PARCEL 2)

12. EASEMENT MADE BY MARYHAVEN, INC. IN FAVOR OF THE VILLAGE OF GLENVIEW FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE A SANITARY FORCE MAIN, TOGETHER WITH ALL NECESSARY MANHOLES, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID GRANTEE, RECORDED JULY 18, 1995 AS DOCUMENT 95465667, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

(AFFECTS THE SOUTH 10 FEET OF PARCEL 3)

13. RECIPROCAL EASEMENT AGREEMENT, MADE BY AND BETWEEN 1410 WAUKEGAN LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND 1410 WAUKEGAN CENTER LLC RECORDED OCTOBER 29, 2007 AS DOCUMENT 0730222119, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.

(AFFECTS THE LAND AND OTHER PROPERTY)

14. WATER MAIN EASEMENT DATED NOVEMBER 5, 2007, BY AND BETWEEN 1410 WAUKEGAN LLC AND OAK MEADOW LLC RECORDED NOVEMBER 7, 2007 AS DOCUMENT NUMBER 0731122071, AND THE TERMS, PROVISIONS AND CONDITIONS

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CONTAINED THEREIN.

15. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 AND 3 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
16. ALL MATERS SHOWN ON THAT CERTAIN SURVEY PREPARED BY TFW SURVEYING AND MAPPING INC. LAST REVISED MARCH 7, 2016 AND KNOWN AS ORDER NO. 160154; PROJECT NO. 802.

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS

COUNTY OF COOK

1410 WAUKEGAN LLC, an Illinois limited liability company, 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 of size which does not involve any new streets or easements of access.
3. The division 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 parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other 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 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 amendatory 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 it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

1410 WAUKEGAN LLC, an Illinois limited liability company
By: Baker Development Corporation, an Illinois corporation, its Manager

By: _____
Warren H. Baker, its President

SUBSCRIBED AND SWORN to before me

this 17th day of May, 2016.

Carol Lynn Whittaker
Notary public

