

# UNOFFICIAL COPY

**Prepared by:**

Marc S. Joseph, Esq.  
Levenfeld Pearlstein, LLC  
2 N. LaSalle Street, 13<sup>th</sup> Floor  
Chicago, Illinois 60602



**Doc#:** 1626045067 **Fee:** \$50.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/16/2016 03:25 PM Pg: 1 of 7

**When recorded return to:**

Scott Miller, Esq.  
Blanchard Krasner & French  
800 Silverado Street, 2<sup>nd</sup> Floor  
La Jolla, California 92037

**Mail tax bill to:**

MNG Management LLC  
9171 Towne Centre Drive, Suite 335  
San Diego, California 92122

(Above Space for Recorder's Use Only)

## SPECIAL WARRANTY DEED

As of the 16 day of September, 2016, Glenview Plaza LLC, as to an undivided Eighty percent (80%) interest and Old Briar LLC, as to an undivided Twenty percent (20%) interest, both Illinois limited liability companies (collectively, "Grantor") for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to it paid by Midtown National Group, LP, a California limited partnership, as to an undivided 27.088% tenancy in common interest; Granite Peak Property Investments, LP, a California limited partnership, as to an undivided 27.257% tenancy in common interest; Kassar Family LLC, a California limited liability company, as to an undivided 4.086% tenancy in common interest; Brian C. Malk, Trustee of the Brian C. Malk Trust dated February 3, 1981, as amended, as to an undivided 20.350% tenancy in common interest; and Colin Allan Scher and Jane Susan Scher, as Trustees of the Scher Trust established under Trust Agreement, July 8, 1996, as to an undivided 21.219% tenancy in common interest (collectively, the "Grantee"), whose mailing address is 9171 Towne Centre Drive, Suite 335, San Diego, California 92122, the receipt and sufficiency of which are hereby acknowledged and confessed, grants to the Grantee against every person lawfully claiming by, through or under Grantor the real estate described in Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all right, title and interest, if any, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

This conveyance is given and accepted subject to the Permitted Exceptions set forth on Exhibit B attached hereto and to any and all municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the Real Property (herein called the "Permitted Encumbrances").

For the same consideration, Grantor hereby quitclaims any interest of Grantor in (i) strips or gores, if any, between the Real Property and abutting properties, and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Real Property.

*(Remainder of page intentionally blank)*

*Handwritten initials*

*16/11/2016*

*8980389*

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IN WITNESS WHEREOF, this Deed has been executed by Grantor effective as of the date first above written.

**GRANTOR:**

GLENVIEW PLAZA LLC,  
an Illinois limited liability company

By: RNR Management LLC,  
an Illinois limited liability company, its manager

By:   
Name: Leigh Rabman  
Title: Manager

OLD BRIAR LLC,  
an Illinois limited liability company

By: Shogirls Partners LLC  
an Illinois limited liability company, its member

By:   
Name: Leigh Rabman  
Title: Manager

**REAL ESTATE TRANSFER TAX**

16-Sep-2016



COUNTY: 4,430.00  
ILLINOIS: 8,860.00  
TOTAL: 13,290.00

04-26-409-045-0000

| 20160901653511 | 1-645-348-672

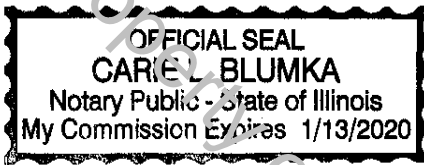
Property of Cook County Clerk's Office

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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, Carie L. Blumka, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Leigh Rabman, the Manager of RNR Management LLC, the manager of Glenview Plaza LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 7<sup>th</sup> day of September 2016



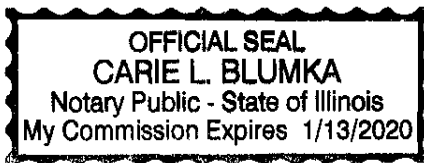
[Signature]  
NOTARY PUBLIC

(SEAL)

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, Carie L. Blumka, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Leigh Rabman, the Manager of Shogirls Partners LLC, the manager of Old Briar LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 7<sup>th</sup> day of September 2016



[Signature]  
NOTARY PUBLIC

(SEAL)

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOT 1 IN RNR COMMERCIAL DEVELOPMENT RESUBDIVISION OF LOT 1 IN TODD'S RESUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

NONEXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE RECIPROCAL EASEMENT AGREEMENT MADE BY AND BETWEEN JETCO PROPERTIES INC., AND DEVON BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 22, 1976 AND KNOWN AS TRUST NUMBER 2750 DATED JANUARY 7, 1998 AND RECORDED APRIL 7, 1999 AS DOCUMENT 99333669.

PIN: 04-26-409-045-0000

COMMON ADDRESS: 1509-1529 WAUKEGAN ROAD, GLENVIEW, IL 60025

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## EXHIBIT B

### PERMITTED ENCUMBRANCES

1. TAXES FOR THE YEAR 2016, A LIEN NOT YET DUE OR PAYABLE.
2. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES:
  - a. STAPLES THE OFFICE SUPERSTORE EAST, INC.
  - b. YUMMY DENTALAND ORTHODONTICS FOR KIDS, LTD.
  - c. GOODWILL RETAIL SERVICES, INC.
  - d. BLUE MIRROR, INC. D/B/A SALON A GO-GO
  - e. DCY FITNESS CENTERS, INC., D/B/A SNAP FITNESS
3. COVENANTS AND RESTRICTIONS CONTAINED IN THE LEASE TO STAPLES THE OFFICE SUPERSTORE EAST, INC., AS DISCLOSED BY THE MEMORANDUM THEREOF RECORDED FEBRUARY 23, 2005 AS DOCUMENT NUMBER 0505415012, RELATING, BUT NOT LIMITED TO, USE OF THE LAND.
4. LEASE MADE BY GLENVIEW PLAZA LLC AND OLD BRIAR LLC TO PETSMART, INC. DATED MARCH 2, 2015, A MEMORANDUM OF WHICH WAS RECORDED MARCH 6, 2015 AS DOCUMENT NO. 1506555058, DEMISING THE LAND FOR A TERM OF 10 YEARS, WITH OPTION TO EXTEND FOR TWO RENEWAL PERIODS OF 5 YEARS EACH, AND ALL RIGHTS THEREUNDER OF AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.
5. COVENANTS AND RESTRICTIONS CONTAINED IN THE LEASE TO PETSMART, INC., AS DISCLOSED BY THE MEMORANDUM THEREOF RECORDED MARCH 6, 2015 AS DOCUMENT NUMBER 1506555058, RELATING, BUT NOT LIMITED TO, USE OF THE LAND.
6. COVENANTS AND RESTRICTIONS CONTAINED IN DEED RECORDED SEPTEMBER 10, 1953 AS DOCUMENT 15716043 RELATING TO THE PROHIBITION FROM USING THE LAND AS A MOTEL OR TRAILER PARK.
7. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO USE OF THE PROPERTY CONTAINED IN THE DEED RECORDED NOVEMBER 8, 2004 AS DOCUMENT NO. 0431327124, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
8. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS.

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9. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY AND/OR THEIR SUCCESSORS IN INTEREST FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT 17777775 RECORDED FEBRUARY 9, 1960 AND THE TERMS AND CONDITIONS THEREOF.
10. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND 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. 20227341.
11. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS, 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. 22235878.

NOTE: A PORTION OF THE EASEMENT WAS ABROGATED BY INSTRUMENT RECORDED APRIL 4, 2001 AS DOCUMENT 0010267295.

12. EASEMENT FOR A TRAFFIC SIGNAL AS ESTABLISHED BY GRANT FROM GLENVIEW PROPERTIES, INC., TO THE VILLAGE OF GLENVIEW RECORDED AS DOCUMENT NUMBER 85271913, AND THE TERM AND CONDITION THEREOF.
13. EASEMENT FOR A 10 (TEN) FOOT PUBLIC WATER MAIN AS CONTAINED IN THE PLAT OF EASEMENT GRANT RECORDED APRIL 4, 2001 AS DOCUMENT 0010267295, AND THE PROVISIONS RELATING THERETO.
14. 10 (TEN) FOOT EASEMENT FOR PUBLIC UTILITIES AS CONTAINED IN EASEMENT GRANT APRIL 4, 2001 AS DOCUMENT NUMBER 0010267295, AND THE PROVISIONS RELATING THERETO.
15. 20 FOOT PUBLIC STORM SEWER EASEMENT AS CONTAINED IN PLAT OF EASEMENT GRANT RECORDED APRIL 4, 2001 AS DOCUMENT NUMBER 0010267295, AND THE PROVISIONS RELATING THERETO.
16. RECIPROCAL EASEMENT AGREEMENT MADE BY AND BETWEEN JETCO PROPERTIES INC. AND DEVON BANK AS TRUSTEE UNDER TRUST NUMBER 2750 FOR THE PURPOSE OF INGRESS AND EGRESS VEHICULAR AND PEDESTRIAN TRAFFIC AS CONTAINED IN THE GRANT RECORDED APRIL 7, 1999 AS DOCUMENT NUMBER 99333669.
17. COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT BY AND BETWEEN GLENVIEW PLAZA LLC AN ILLINOIS LIMITED LIABILITY COMPANY AND OLD BRIAR LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND FIFTH THIRD BANK, A MICHIGAN BANKING CORPORATION DATED OCTOBER 28, 2004 AND RECORDED NOVEMBER 8, 2004 AS DOCUMENT NUMBER 0431327127.

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18. OVERFLOW EASEMENT AS SHOWN ON PLAT RNR COMMERCIAL DEVELOPMENT RESUBDIVISION RECORDED NOVEMBER 8, 2004 AS DOCUMENT 0431327123 AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
19. EXCLUSIVE STORM WATER DETENTION EASEMENT, 10 FOOT STORM SEWER EASEMENT AND 10 FOOT SANITARY SEWER EASEMENT AS SHOWN ON THE PLAT OF RNR COMMERCIAL DEVELOPMENT RESUBDIVISION RECORDED NOVEMBER 8, 2004 AS DOCUMENT NUMBER 0431327123 AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
20. GRANT OF EASEMENTS TO THE VILLAGE OF GLENVIEW, SBC, COMMONWEALTH EDISON, NORTHERN ILLINOIS GAS COMPANY, CABLE TELEVISION COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF GLENVIEW TO INSTALL MAINTAIN AND OPERATE THEIR EQUIPMENT TOGETHER WITH THE RIGHT OF ACCESS THERETO AS GRANTED ON PLAT OF RNR COMMERCIAL DEVELOPMENT RESUBDIVISION RECORDED NOVEMBER 8, 2004 AS DOCUMENT NUMBER 0431327123.
21. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.  
  
(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
22. ENCROACHMENT OF THE CONCRETE CURB OVER THE NORTH LINE BY 0.42 FEET AS DISCLOSED BY SURVEY BY T.K.D LAND SURVEYORS, INC., DATED JANUARY 25, 2016 AND LAST REVISED JULY 11, 2016, ORDER NUMBER 16-031.