

**PREPARED BY:**

Keith A. Ross, Esq.  
Levenfeld Pearlstein, LLC  
2 North LaSalle Street  
Suite 1300  
Chicago, Illinois 60602



Doc# 1627229090 Fee \$46.00  
RHSP Fee:\$9.00RPRF Fee \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/28/2016 02:53 PM Pg: 1 of 5

**WHEN RECORDED RETURN TO:**

Gibson Dunn & Crutcher LLP  
2029 Century Park East  
Los Angeles, California 90067  
Attention: Jesse Sharf, Esq.

**SEND FUTURE TAX BILLS TO:**

WEATHERSTONE RE, LLC  
33 North LaSalle Street, Suite 3800  
Chicago, Illinois 60602

(Above Space for Recorder's use only)

**SPECIAL WARRANTY DEED**

On this 20<sup>th</sup> day of September, 2016, WEATHERSTONE LAKES LLC, a Delaware limited liability company ("Grantor") whose address is 6547 N. Avondale, Suite 301, Chicago Illinois 60631, for and in consideration of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration, consideration in hand paid, GRANTS, BARGAINS AND SELLS to WEATHERSTONE RE, LLC, a Delaware limited liability company whose address is 33 North LaSalle Street, Suite 3800 Chicago, Illinois 60602, fee simple title to the real estate legally described on Exhibit A attached hereto, together with all appurtenances thereto and all improvements situated thereon (collectively the "Property").

The Property is not homestead property.

The Grantor will warrant and defend the Property against all persons lawfully claiming by, through or under Grantor, subject however to those matters described on Exhibit B attached hereto and made a part hereof.

PIN: 33-19-100-010-0000

Common Address: 21191 Torrence Avenue, Sauk Village, Illinois

NA: 791115-3  
1 of 4

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Signatures Appear on the Following Page]

**REAL ESTATE TRANSFER TAX**

27-Sep-2016



COUNTY: 3,125.00  
ILLINOIS: 6,250.00  
TOTAL: 9,375.00

33-19-100-010-0000

| 20160901656055 | 0-257-779-520

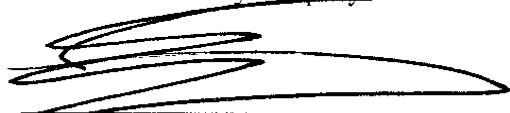
CCRD REVIEW

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IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first set forth above.

**GRANTOR:**

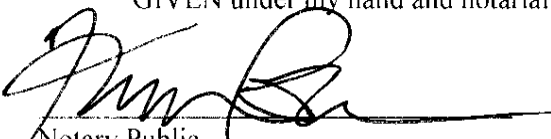
WEATHERSTONE LAKES LLC,  
a Delaware limited liability company.

By:   
Name: Edward C. Zeman  
Title: President

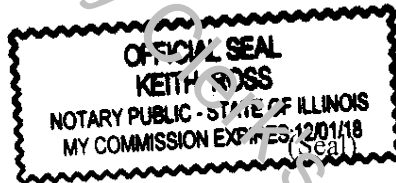
STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Edward C. Zeman, the President of WEATHERSTONE LAKES LLC, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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 12<sup>th</sup> day of September, 2016.

  
Notary Public

My Commission Expires: \_\_\_\_\_



Property of Cook County Office

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## EXHIBIT A TO SPECIAL WARRANTY DEED

### LEGAL DESCRIPTION

PARCEL 1 (NORTH PARCEL):

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 15 EAST, THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 39 MINUTES 09 SECONDS EAST (RECORD BEARING OF A PARENT SURVEY BY ROBINSON ENGINEERING, LTD. PROJECT NO. 92-1-17, DATED JANUARY 29, 1992), 1330.66 FEET ON AND ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 03 MINUTES 50 SECONDS WEST, 1618.49 FEET ON AND ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO A 5/8-INCH DIAMETER REBAR; THENCE NORTH 89 DEGREES 56 MINUTES 10 SECONDS WEST, 156.00 FEET TO A 5/8-INCH DIAMETER REBAR; THENCE SOUTH 00 DEGREES 03 MINUTES 50 SECONDS WEST, 303.69 FEET TO A 5/8-INCH DIAMETER REBAR; THENCE SOUTHWESTERLY, AN ARC LENGTH OF 47.20 FEET ON AND ALONG A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 45 DEGREES 07 MINUTES 59 SECONDS WEST, 42.46 FEET TO A 5/8-INCH DIAMETER REBAR; THENCE TANGENT TO THE LAST DESCRIBED CURVE, NORTH 99 DEGREES 47 MINUTES 53 SECONDS WEST, 330.44 FEET TO A 5/8-INCH DIAMETER REBAR; THENCE WESTERLY, AN ARC LENGTH OF 69.28 FEET ON AND ALONG A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 300.00 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 83 DEGREES 35 MINUTES 08 SECONDS WEST, 69.13 FEET TO A MAGNETIC NAIL; THENCE NORTHWESTERLY, AN ARC LENGTH OF 53.98 FEET ON AND ALONG A REVERSE TANGENT CURVE, HAVING A RADIUS OF 30.00 FEET AND A CHORD BEARING AND LENGTH OF NORTH 51 DEGREES 28 MINUTES 59 SECONDS WEST, 46.99 FEET TO A MAGNETIC NAIL; THENCE TANGENT TO THE LAST DESCRIBED CURVE, NORTH 00 DEGREES 03 MINUTES 50 SECONDS EAST, 422.27 FEET TO A 5/8-INCH DIAMETER REBAR; THENCE NORTHERLY AN ARC LENGTH OF 248.14 FEET ON AND ALONG A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 487.00 FEET AND A CHORD BEARING AND LENGTH OF NORTH 14 DEGREES 39 MINUTES 40 SECONDS EAST, 245.47 FEET TO A MAGNETIC NAIL; THENCE TANGENT TO THE LAST DESCRIBED CURVE, NORTH 29 DEGREES 15 MINUTES 29 SECONDS EAST, 138.36 FEET TO A MAGNETIC NAIL; THENCE NORTH 54 DEGREES 35 MINUTES 30 SECONDS WEST, 389.37 FEET TO A 5/8-INCH DIAMETER REBAR; THENCE NORTHWESTERLY, AN ARC LENGTH OF 70.77 FEET ON AND ALONG A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 137.00 FEET AND CHORD BEARING AND LENGTH OF NORTH 39 DEGREES 47 MINUTES 38 SECONDS WEST, 69.98 FEET TO A 5/8-INCH DIAMETER REBAR; THENCE NON-TANGENT TO THE LAST DESCRIBED CURVE, SOUTH 89 DEGREES 53 MINUTES 54 SECONDS WEST, 263.25 FEET TO 5/8-INCH DIAMETER REBAR; THENCE WESTERLY, AN ARC LENGTH OF 27.26 FEET ON AND ALONG A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 61.00 FEET AND A CHORD BEARING AND LENGTH OF NORTH 77 DEGREES 17 MINUTES 51 SECONDS WEST, 27.04 FEET TO A 5/8-INCH DIAMETER REBAR; THENCE NON-TANGENT TO THE LAST DESCRIBED CURVE, SOUTH 25 DEGREES 30 MINUTES 25 SECONDS WEST, 80.66 FEET TO A 5/8-INCH DIAMETER REBAR; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 150.20 FEET TO THE INTERSECTION WITH WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 944.64 FEET ON AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

[legal description continues on following page]

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PARCEL 2 (SOUTH PARCEL):

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 15 EAST, THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 39 MINUTES 09 SECONDS EAST (RECORD BEARING OF A PARENT SURVEY BY ROBINSON ENGINEERING, LTD. PROJECT NO. 92-1-17, DATED JANUARY 29, 1992), 1330.66 FEET ON AND ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 03 MINUTES 50 SECONDS WEST, 1618.49 FEET ON AND ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO A 5/8-INCH DIAMETER REBAR, AND BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00 DEGREES 03 MINUTES 50 SECONDS WEST, 972.42 FEET ON AND ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LINCOLN HIGHWAY AS DEDICATED PER DOCUMENT NUMBER 8990432 IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS; THENCE NORTH 89 DEGREES 23 MINUTES 27 SECONDS WEST, 33.00 FEET ON AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LINCOLN HIGHWAY TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 33.00 FEET OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 03 MINUTES 50 SECONDS EAST, 256.04 FEET ON AND ALONG THE WEST LINE OF SAID EAST 33.00 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 330 FEET OF THE EAST HALF OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 47 MINUTES 53 SECONDS WEST, 631.02 FEET ON AND ALONG THE NORTH LINE OF SAID SOUTH 330 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 01 MINUTES 55 SECONDS EAST, 164.27 FEET ON AND ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID NORTHWEST QUARTER TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 507.32 FEET OF THE WEST HALF OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS WEST, 664.11 FEET ON AND ALONG THE NORTH LINE OF SAID SOUTH 507.32 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 1230.78 FEET ON AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 150.20 FEET TO A 5/8-INCH DIAMETER REBAR; THENCE NORTH 25 DEGREES 30 MINUTES 25 SECONDS EAST, 80.66 FEET TO A 5/8-INCH DIAMETER REBAR; THENCE EASTERLY, AN ARC LENGTH OF 27.26 FEET ON AND ALONG A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 61.00 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 77 DEGREES 17 MINUTES 51 SECONDS EAST, 27.04 FEET TO A 5/8-INCH DIAMETER REBAR; THENCE TANGENT TO THE LAST DESCRIBED CURVE, NORTH 89 DEGREES 53 MINUTES 54 SECONDS EAST, 263.25 FEET TO A 5/8-INCH DIAMETER REBAR; THENCE SOUTHEASTERLY, AN ARC LENGTH OF 70.77 FEET ON AND ALONG A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 137.00 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 39 DEGREES 47 MINUTES 38 SECONDS EAST, 69.98 FEET TO A 5/8-INCH DIAMETER REBAR; THENCE TANGENT TO THE LAST DESCRIBED CURVE, SOUTH 54 DEGREES 35 MINUTES 30 SECONDS EAST, 389.37 FEET TO A MAGNETIC NAIL; THENCE SOUTH 25 DEGREES 15 MINUTES 29 SECONDS WEST, 138.36 FEET TO A MAGNETIC NAIL; THENCE SOUTHERLY, AN ARC LENGTH OF 248.14 FEET ON AND ALONG A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 487.00 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 14 DEGREES 39 MINUTES 40 SECONDS WEST, 245.47 FEET TO A 5/8-INCH DIAMETER REBAR; THENCE TANGENT TO THE LAST DESCRIBED CURVE, SOUTH 00 DEGREES 03 MINUTES 50 SECONDS WEST, 422.27 FEET TO A MAGNETIC NAIL; THENCE SOUTHEASTERLY, AN ARC LENGTH OF 53.98 FEET ON AND ALONG A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 51 DEGREES 28 MINUTES 59 SECONDS EAST, 46.99 FEET TO A MAGNETIC NAIL; THENCE

EASTERLY, AN ARC LENGTH OF 69.28 FEET ON AND ALONG A REVERSE TANGENT CURVE, CONCAVE SOUTHERLY, HAVING RADIUS OF 300.00 FEET AND A CHORD BEARING AND LENGTH OF NORTH 83 DEGREES 35 MINUTES 09 SECONDS EAST, 69.13 FEET TO A 5/8-INCH DIAMETER REBAR; THENCE TANGENT TO THE LAST DESCRIBED CURVE, SOUTH 89 DEGREES 47 MINUTES 53 SECONDS EAST, 330.41 FEET TO A 5/8-INCH DIAMETER REBAR; THENCE NORTHEASTERLY, AN ARC LENGTH OF 47.20 FEET ON AND ALONG A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CHORD BEARING AND LENGTH OF NORTH 45 DEGREES 07 MINUTES 59 SECONDS EAST, 42.48 FEET TO A 5/8-INCH DIAMETER REBAR; THENCE TANGENT TO THE LAST DESCRIBED CURVE, NORTH 00 DEGREES 03 MINUTES 50 SECONDS EAST, 303.69 FEET TO A 5/8-INCH DIAMETER REBAR; THENCE SOUTH 89 DEGREES 56 MINUTES 10 SECONDS EAST, 156.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PIN: 33-19-100-010-0000

Common Address: 21191 Torrence Avenue, Sauk Village, Illinois

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## EXHIBIT B TO SPECIAL WARRANTY DEED

### PERMITTED ENCUMBRANCES

1. General real estate taxes for 2016 and subsequent years.
2. Annual maintenance assessment of Lincoln Lansing Drainage District under law docket number L49543CO.
3. Restriction contained in deed recorded January 10, 2001 as document 0010024308 that neither the grantee, Sauk Trail, LLC, nor its successors in title, shall make any claim of nuisance with respect to the grantor's use of adjoining property as an onion processing and storage facility. (Affects all)
4. Easement granted to Comcast of Illinois IV, Inc., its successors and assigns, to install, maintain, repair, operate and remove their equipment together with right of access thereto as created by grant recorded January 19, 2006 as document 0601943430 and the terms and provisions contained therein. (Affects all)
5. Terms and conditions of Access Easement Agreement dated as of July 12, 2007 between Sauk Trail, LLC and Linway Estates Village II LLC recorded July 20, 2007 as document 0720116032. (Affects all)
6. Easement granted to Illinois Bell Telephone Company, Inc, aka Ameritech Illinois, its successors and assigns, to install, maintain, repair, operate and remove their equipment together with right of access thereto as created by grant recorded October 1, 2001 as document 0010909462 and the terms and provisions contained therein. (Affects Parcel 2)
7. Easement granted to the People of the State of Illinois, Department of Transportation for the purpose of highway construction as created by grant of easement recorded September 4, 2002 as document 0020971402 and the terms and provisions contained therein. (Affects Parcel 2)
8. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
9. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
10. Rights of tenants, as tenants only, under unrecorded leases.