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Doc#: 1633708039 Fee: \$60.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 12/02/2016 12:06 PM Pg: 1 of 7

SPECIAL WARRANTY DEED

Dec ID 20161101684577

ST/CO Stamp 2-102-382-784 ST Tax \$60,500.00 CO Tax \$30,250.00


Document Prepared By:

Marcia W. Sullivan, Esq.
Katten Muchin Rosenman LLP
525 W. Monroe Street
Chicago, Illinois 60661-3693

~~Upon Recording Return To and~~
Mail Subsequent Tax Bills To:

Arbor Lakes Apartments, LLC
c/o TLC Management Co.
100 North LaSalle St., Suite 1200
Chicago, Illinois 60602
Attention: Stuart Handler

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

GREAT LAKES PROPERTY GROUP TRUST, an Illinois trust ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by ARBOR LAKES APARTMENTS, LLC, an Illinois limited liability company ("Grantee"), whose mailing address is c/o TLC Management Co., 100 North LaSalle St., Suite 1200, Chicago, Illinois 60602, the receipt and sufficiency of such consideration being hereby acknowledged, does hereby GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY to Grantee that certain real property being more particularly described in Schedule 1 attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); subject, however, to those matters described in Schedule 2 attached hereto and made a part hereof for all purposes (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise, subject only in all cases, however, to the Permitted Exceptions.

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All obligations of Grantor hereunder are the obligations of Great Lakes Property Group Trust only, and neither James S. Smith, any successor trustee nor any beneficiary of said trust shall have any personal liability hereunder.

[signature page follows]

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EXECUTED this 30th day of November, 2016.

GRANTOR:

GREAT LAKES PROPERTY GROUP TRUST,
an Illinois trust

By:



James S. Smith, not personally or
individually, but solely as Trustee

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STATE OF Illinois
) SS.
COUNTY OF Cook

This instrument was acknowledged before me in Cook County, Illinois, on November 30, 2016, by James S. Smith, not personally or individually, but solely as Trustee of Great Lakes Property Group Trust, an Illinois trust, on behalf of the trust.

CATHERINE A. CONSTANTINO
Print Name of Notary Public: Catherine A. Constantino
Notary Public, State of Illinois, County of Cook.
My commission expires: 9/13/2019.
Acting in the County of Cook.



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SCHEDULE 1

LEGAL DESCRIPTION

LOT 218 FORMERLY KNOWN AS COMMERCIAL TRACT, IN TIBURON PLANNED UNIT DEVELOPMENT PLAT IN PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART IN THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 8, 1977 AS DOCUMENT 24004946 (CORRECTED BY CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 26, 1977 AS DOCUMENT 24121632 AND OCTOBER 21, 1977 AS DOCUMENT 24159150), EXCEPTING THEREFROM THAT PART DEDICATED FOR PUBLIC ROADWAYS BY PLAT OF DEDICATION RECORDED JULY 11, 1985 AS DOCUMENT 85098153 AND EXCEPTING THEREFROM THAT PART DEDICATED FOR PUBLIC ROADWAY BY PLAT OF DEDICATION RECORDED JULY 11, 1985 AS DOCUMENT 85098154, IN COOK COUNTY, ILLINOIS.

Common Address: 4248 N. Bloomington Avenue, Arlington Heights, Illinois

Permanent Index Number: 02-01-202-000

Mail received deal to:

DYKEMA GOSSETT PLLC
 attn: MARY ALICE FLANN
 103. Wacker St. #2300
 Chicago, IL 60608

REAL ESTATE TRANSFER TAX	01-Dec-2016
02-01-202-002-0000	30,250.00
COUNTY:	80,500.00
ILLINOIS:	90,750.00
TOTAL:	2-102-382-784
2011101684577	

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SCHEDULE 2

PERMITTED EXCEPTIONS

1. Real estate taxes and assessments for the year 2016 and subsequent years, liens not yet due and payable.
2. Easement in favor of the Village of Arlington Heights, Commonwealth Edison Company, Illinois Bell Telephone Company, Northern Illinois Gas Company and Cable Net and/or their successors in interest, for pole lines, conduits and maintenance purposes granted by instrument recorded January 10, 1986 as document number 86014660.

Disclaimer of Easement Rights created in document number 86014660 by Commonwealth Edison recorded June 19, 1986 as document number 86250799.

3. 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 instrument recorded April 29, 1986 as document number 86166120, and the terms and conditions thereof.
4. Rules and regulations of the Metropolitan Sanitary District of Greater Chicago as contained in Notice of Requirement for storm water detention recorded February 28, 1978 as document number 24344625 and additional notice of requirement for stormwater detention recorded May 10, 1985 as document number 85014853.
5. Existing 10 inch water main along the South property line between Bloomington Avenue and Galesburg Avenue as shown on survey prepared by Ludlow & Associates, dated July 2, 2002 under Job No. 02-3215 and disclosed by deed recorded March 19, 1996 as document 96207667.
6. Terms, provisions and conditions contained in the Arbor Lakes Onsite Utility and Roadway Agreement by and between American National Bank and Trust Company of Chicago, as Trustee under a Trust Agreement dated August 27, 1984 and known as Trust Number 62047 and the Village of Arlington Heights, recorded October 18, 1985 as document number 85242782 and February 21, 1986 as document number 86072785.
7. Terms, provisions and conditions contained in agreement recorded February 21, 1986 as document number 86072784 made by and between American National Bank and Trust Company, as Trustee under Trust Number 62047 and the Village of Arlington Heights, relating to construction and maintenance of a privately maintained manmade lake on the land.

Release of claims and liability of Village of Arlington Heights from construction and maintenance of retention basin recorded October 18, 1985 as document number 85242781.

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8. Terms, conditions and provisions of Ordinance No. 84-108 entitled An Ordinance Amending the Development Plan for Arbor Lakes Apartments and Granting a Variation recorded August 28, 1987 as document number 87475580.
9. Right, title and interest of County of Cook in and to the North 60 feet of the land condemned for Lake Cook Road on a petition filed November 10, 1976 in Case 76L22405.
10. Terms, provisions and conditions contained in Grant of Easement dated June 24, 2014 made by Great Lakes Property Group Trust in favor of Comcast of Illinois XI LLC for broadband communications services recorded August 01, 2014 as document number 1421341085.
11. Existing unrecorded residential leases, if any, and rights of all parties claiming thereunder, with no options to purchase or rights of first refusal.