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PREPARED BY:

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Doc# 1703219124 Fee \$48.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2017 03:42 PM PG: 1 OF 6

WHEN RECORDED RETURN TO:

Curfin Property (US) Inc.
8401 W. Roosevelt Road
Forest Park, Illinois 60130

SEND FUTURE TAX BILLS TO:

Curfin Property (US) Inc.
8401 W. Roosevelt Road
Forest Park, Illinois 60130

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

On this 31 day of January, 2017, EMERSON SKOKIE PARTNERS, LLC, a Delaware limited liability company ("**GRANTOR**") whose address is 180 N. Michigan Avenue, Suite 300, Chicago, Illinois 60601, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to CURFIN PROPERTY (US) INC., an Illinois corporation, whose address is 8401 W. Roosevelt Road, Forest Park, Illinois, all interest in the real estate legally described on Exhibit A attached hereto,

This is not homestead property.

The Grantor will warrant and defend the real estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on Exhibit B.

THE PROPERTY CONVEYED HEREBY IS SOLD IN ITS "AS IS", "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.

PINs and Common Address(es): See Exhibit A

VILLAGE OF SKOKIE	
ECONOMIC DEVELOPMENT TAX	
PIN:	10-15-115-017-0000
ADDRESS:	9333 Skokie Blvd
7804	2117 \$9560 ⁰⁰
	SC

8983546
Kouras
1/17

Bm

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EXHIBIT A TO DEED

LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN EMERSON CROSSING SUBDIVISION, BEING A SUBDIVISION OF PARTS OF LOTS 1 AND 2 IN PARTITION BETWEEN THE HEIRS OF MICHAEL DIEDERICH OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 2016 AS DOCUMENT NUMBER 1613016005, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE OUTPARCEL DECLARATION BY EMERSON SKOKIE PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED OCTOBER 13, 2016 AS DOCUMENT 1628713022, OVER THE PROPERTY AS SET FORTH THEREIN.

Common Address: 9333 Skokie Boulevard, Skokie, Illinois 60077.

PIN: PART OF 10-15-115-017-0000

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EXHIBIT B TO DEED

EXCEPTIONS TO TITLE

1. THE PLAT OF EMERSON CROSSING SUBDIVISION RECORDED AS DOCUMENT 1613016005.
2. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE FOLLOWING LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES:
 - a. BANK OF AMERICA, NATIONAL ASSOCIATION
3. EASEMENT IN GROSS IN FAVOR OF COMCAST OF ILLINOIS/TEXAS, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF DISTRIBUTING BROADBAND SERVICES AND OTHER LIKE COMMUNICATIONS RECORDED FEBRUARY 28, 2006 AS DOCUMENT NO. 0605927059 AFFECTING THE LAND, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
4. UNRECORDED EASEMENT FOR PUBLIC UTILITIES PURPOSES OVER THE MOST NORTHEASTERLY CORNER OF THE LAND AS EVIDENCED BY THE EXISTENCE OF 'OVERHEAD' WIRES WHICH TRAVERSE THE LAND FROM NORTH TO SOUTH AS LOCATED AND DEPICTED ON SURVEY PREPARED BY MANHARD CONSULTING LTD, DATED MARCH 9, 2015.
5. EASEMENT IN GROSS IN FAVOR OF COMCAST OF CALIFORNIA/COLORADO/ILLINOIS/INDIANA/MICHIGAN, L.P., 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. 1204710026.
6. TERMS, PROVISIONS AND CONDITIONS OF AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW THE RENOVATION AND EXPANSION OF THE EXISTING HOTEL AT 9355 SKOKIE BOULEVARD RECORDED DECEMBER 13, 2012 AS DOCUMENT 1234850087.
7. AGREEMENT FOR INSTALLATION AND MAINTENANCE OF LANDSCAPING, MADE BY AND BETWEEN EMERSON SKOKIE PARTNERS, LLC AND THE VILLAGE OF SKOKIE, AN ILLINOIS MUNICIPAL CORPORATION RECORDED DECEMBER 13, 2012 AS DOCUMENT 1234850088, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.
8. TERMS, PROVISIONS AND CONDITIONS OF AN ORDINANCE APPROVING A PLAT OF DEDICATION FOR THREE TRACKS OF PROPERTY LOCATED AT 9355 SKOKIE BOULEVARD, SKOKIE, ILLINOIS IN A B3 BUSINESS DISTRICT RECORDED DECEMBER 13, 2012 AS DOCUMENT 1234850089.

NOTE THE ABOVE PROVISION IS CONDITIONED UPON THE CERTIFICATION AND THE PAYMENT OF FEES AND EXPENSES IN CONNECTION WITH THE RECORDING

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OF THIS NOTICE. ALL DEPARTMENTS HAVE BEEN INSTRUCTED TO TAKE NO ACTION ON THE GRANT UNTIL THIS HAS BEEN SATISFIED.

9. NOTICE OF APPROVAL RECORDED DECEMBER 3, 2015 AS DOCUMENT 1533750061, APPROVING A PLAT OF SUBDIVISION.
10. NOTICE OF APPROVAL RECORDED DECEMBER 3, 2015 AS DOCUMENT 1533750062, APPROVING THE CONSTRUCTION AND ESTABLISHMENT OF A THREE-LOT PLANNED DEVELOPMENT.
11. NOTICE OF APPROVAL/ORDINANCE RECORDED APRIL 8, 2016 AS DOCUMENT NUMBER 1609956103, GRANTING A SPECIAL USE PERMIT TO ALLOW A DRIVE-THROUGH FACILITY AT A BANK AT 9353 SKOKIE BOULEVARD.
12. AGREEMENT FOR INSTALLATION AND MAINTENANCE OF LANDSCAPING RECORDED APRIL 8, 2016 AS DOCUMENT NUMBER 1609956104, MADE BY AND BETWEEN EMERSON SKOKIE PARTNERS, LLC AND THE VILLAGE OF SKOKIE.
13. ORDINANCE RECORDED MAY 9, 2016 AS DOCUMENT NUMBER 1613016005, APPROVING A PLAT OF SUBDIVISION FOR PROPERTY LOCATED AT 9333 SKOKIE BOULEVARD, SKOKIE, ILLINOIS IN A B3 BUSINESS DISTRICT AND A DEDICATION OF A PARCEL OF LAND.
14. EASEMENTS AS SET FORTH ON THE PLAT FOR EMERSON CROSSING SUBDIVISION RECORDED MAY 9, 2016 AS DOCUMENT 1613016005 AS FOLLOWS:

STORMWATER MANAGEMENT EASEMENT IN FAVOR OF THE VILLAGE OF SKOKIE OVER PORTIONS OF LOTS 1, 2 AND 3.
15. AS SHOWN ON THE PLAT FOR EMERSON CROSSING SUBDIVISION RECORDED MAY 9, 2016 AS DOCUMENT 1613016005:

THERE SHALL BE AT MOST 1 DIRECT VEHICLE ACCESS POINT TO U.S. 41 (SKOKIE BOULEVARD) SERVING LOTS 1 AND 2 AS DEPICTED ON THIS PLAT. ALL OTHER ACCESS SHALL BE VIA INTERNAL CIRCULATION.
16. EASEMENTS, TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE OUTPARCEL DECLARATION BY EMERSON SKOKIE PARTNERS, LLC RECORDED OCTOBER 13, 2016 AS DOCUMENT 1628713022. RIGHTS OF THE ADJOINING OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS.
17. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL, HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOW SHOWN BY THE PUBLIC RECORDS AS A RESULT OF THE TENANT IMPROVEMENT WORK DONE BY BANK OF AMERICA.
18. ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.
19. ANY MATTERS CREATED BY, THROUGH OR UNDER GRANTEE.
20. ALL LOCAL, STATE AND FEDERAL LAWS, ORDINANCES OR GOVERNMENTAL REGULATIONS, INCLUDING BUT NOT LIMITED TO, BUILDING AND ZONING LAWS,

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ORDINANCES AND REGULATIONS, NOW OR HEREAFTER IN EFFECT RELATING TO THE PROPERTY.

21. ANY MATTERS THAT WOULD BE SHOWN ON A CURRENT SURVEY.

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