



1703404007D

Doc# 1703404007 Fee \$58.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/03/2017 09:21 AM PG: 1 OF 11

This document prepared by:
Beth A. Sansiper, Esq.
Becker Gurian
513 Central Avenue, Suite 400
Highland Park, IL 60035

898330588 0/3

WARRANTY DEED

The Grantor, SURREY RIDGE, LLC, an Illinois limited liability company, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid, conveys and warrants to the Grantee, NU-LIVING, LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Commonly known as 840-932 West Algonquin Road, Arlington Heights, Illinois 60005

PINs: 08-09-300-018-0000
08-09-300-019-0000
08-09-300-020-0000

Subject to: See Exhibit B attached hereto and made a part of.

After recording, Mail to:
Vytenis Lietuvninkas
Attorney at Law
4536 West 63rd Street
Chicago, IL 60629

Send subsequent tax bills to:
Nu-Living, LLC
908 Curtiss
Downers Grove, IL 60515

Dated this 15th day of December, 2016

Box 400

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SURREY RIDGE, LLC,
an Illinois limited liability company
By: Surrey Ridge Limited Partnership,
an Illinois limited partnership,
its Sole Member



By: *Joel S. Hirsch*
Joel S. Hirsch, a General Partner

State of Illinois)
)
) SS:
County of Lake)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joel S. Hirsch, 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 he signed, sealed and delivered the said instrument as his free and voluntary act in his capacity as a general partner of Surrey Ridge Limited Partnership, the sole member of SURREY RIDGE, LLC, an Illinois limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this 13 day of December, 2016.

Martin Decker
Notary Public **MARTIN DECKER**
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 04/15/18
(seal)

REAL ESTATE TRANSFER TAX		19-Dec-2016
	COUNTY:	4,150.00
	ILLINOIS:	8,300.00
	TOTAL:	12,450.00
08-09-300-018-0000	20161201692304	0-765-565-120

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Exhibit A

Legal Description

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

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LEGAL DESCRIPTION:

THAT PART OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE INTERSECTION OF THE SOUTHEASTERLY LINE OF KENNICOTT DRIVE WITH THE NORTHEASTERLY LINE OF ALGONQUIN ROAD IN SURREY RIDGE WEST UNIT NUMBER 1, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON APRIL 3, 1967 AS DOCUMENT NUMBER 20099454; THENCE NORTHEASTERLY ALONG THE SAID SOUTHEASTERLY LINE OF KENNICOTT DRIVE NORTH 43 DEGREES 27 MINUTES 56 SECONDS EAST A DISTANCE OF 380 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE CONVEXED TO THE SOUTHEAST OF 500 FEET IN RADIUS FOR AN ARC LENGTH OF 144.45 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWARD ALONG A CURVED LINE CONVEXED TO THE EAST OF 344.57 FEET IN RADIUS FOR AN ARC LENGTH OF 144.09 FEET; THENCE SOUTH 63 DEGREES 14 MINUTES 00 SECONDS EAST A DISTANCE OF 768.59 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 13 SECONDS WEST A DISTANCE OF 5.64 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 47 SECONDS WEST A DISTANCE OF 169 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 13 SECONDS WEST A DISTANCE OF 586 FEET; THENCE SOUTH 66 DEGREES 57 MINUTES 47 SECONDS EAST A DISTANCE OF 105 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 13 SECONDS WEST A DISTANCE OF 210 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 47 SECONDS EAST A DISTANCE OF 212.55 FEET TO THE SOUTHEASTERLY LINE OF THAT PROPERTY CONVEYED BY DEED RECORDED AS DOCUMENT NUMBER 13376345; THENCE SOUTHWESTERLY ON THE SAID SOUTHEASTERLY PROPERTY LINE SOUTH 32 DEGREES 07 MINUTES 13 SECONDS WEST A DISTANCE OF 226.35 FEET TO A POINT BEING 60 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF GOLF ROAD; THENCE NORTH 86 DEGREES 11 MINUTES 11 SECONDS WEST A DISTANCE OF 143.65 FEET; THENCE NORTHWESTWARD ALONG A CURVED LINE CONVEXED TO THE SOUTHWEST OF 408.12 FEET IN RADIUS FOR AN ARC LENGTH OF 181.59 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTWARD ALONG THE NORTHEASTERLY LINE OF ALGONQUIN ROAD, NORTH 46 DEGREES 32 MINUTES 04 SECONDS WEST A DISTANCE OF 1,086.45 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(EXCEPT THEREFROM THE FOLLOWING:

THAT PART OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING THE INTERSECTION OF THE SOUTHEASTERLY LINE OF KENNICOTT DRIVE WITH THE NORTHEASTERLY LINE OF ALGONQUIN ROAD IN SURREY RIDGE WEST, UNIT NUMBER 1 ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON APRIL 3, 1967 AS DOCUMENT 20099454; THENCE NORTHEASTERLY ALONG THE SAID SOUTHEASTERLY LINE OF KENNICOTT DRIVE, NORTH 43 DEGREES 27 MINUTES 56 SECONDS EAST, A DISTANCE OF 380 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE SOUTHEAST, OF 500 FEET IN RADIUS, FOR AN ARC LENGTH OF 144.45 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWARD ALONG A CURVED LINE, CONVEXED TO THE EAST, OF 344.57 FEET IN RADIUS, FOR AN ARC LENGTH OF 144.09 FEET; THENCE SOUTH 63 DEGREES 14 MINUTES 00 SECONDS EAST, A DISTANCE OF 579.37 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 63 DEGREES 14 MINUTES 00 SECONDS EAST, A DISTANCE OF 189.22 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 13 SECONDS WEST A DISTANCE OF 5.64 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 47 SECONDS WEST A DISTANCE OF 169 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 13 SECONDS WEST A DISTANCE OF 90.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND ALSO EXCEPT THEREFROM
THE BUILDINGS APPURTENANCES AND RELATED IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

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COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF KENNICOTT DRIVE WITH THE NORTHEASTERLY LINE OF ALGONQUIN ROAD AS RECORDED IN SURREY RIDGE WEST UNIT 1 ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON APRIL 3, 1967 AS DOCUMENT 20099454; THENCE SOUTH 46 DEGREES 32 MINUTES 04 SECONDS EAST 1,086.45 FEET ALONG SAID NORTHEASTERLY LINE TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 408.12 FEET, AN ARC DISTANCE OF 72.58 FEET, AND A CHORD BEARING OF SOUTH 51 DEGREES 37 MINUTES 46 SECONDS EAST TO A POINT OF BEGINNING; THENCE NORTH 47 DEGREES 48 MINUTES 10 SECONDS EAST 201.40 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 47 SECONDS EAST 212.55 FEET; THENCE SOUTH 32 DEGREES 07 MINUTES 13 SECONDS WEST 226.35 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GOLF ROAD; THENCE NORTH 86 DEGREES 11 MINUTES 11 SECONDS WEST 143.65 FEET ALONG LAST SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON CURVE; THENCE NORTHWESTERLY ON A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 408.12 FEET, AN ARC DISTANCE OF 109.11 FEET AND A CHORD BEARING OF NORTH 64 DEGREES 22 MINUTES 59 SECONDS WEST TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

AND ALSO EXCEPTING THEREFROM THE FOLLOWING:

THAT PART OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE INTERSECTION OF THE SOUTHEASTERLY LINE OF KENNICOTT DRIVE WITH THE NORTHEASTERLY LINE OF ALGONQUIN ROAD IN SURREY RIDGE WEST UNIT NUMBER 1, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON APRIL 3, 1967 AS DOCUMENT 20099454; THENCE NORTHEASTERLY ALONG THE SAID SOUTHEASTERLY LINE OF KENNICOTT DRIVE NORTH 43 DEGREES 27 MINUTES 56 SECONDS EAST RECORD (NORTH 43 DEGREES 28 MINUTES 13 SECONDS EAST MEASURED) A DISTANCE OF 380 FEET RECORD (380.05 FEET MEASURED) TO A POINT OF CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE CONVEX TO THE SOUTHEAST OF 500 FEET IN RADIUS FOR AN ARC LENGTH OF 144.45 FEET RECORD (144.37 FEET MEASURED) TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWARD ALONG A CURVED LINE CONVEX TO THE EAST OF 344.57 FEET IN RADIUS FOR AN ARC LENGTH OF 144.09 FEET RECORD (144.57 FEET MEASURED) TO THE SOUTHWESTERLY CORNER OF LOT 36 IN SURREY RIDGE WEST UNIT 5, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 28, 1977 AS DOCUMENT 24033000; THENCE SOUTH 63 DEGREES 14 MINUTES 00 SECONDS EAST, RECORD SOUTH 63 DEGREES 12 MINUTES 18 SECONDS EAST, MEASURED ALONG THE SOUTHERLY LINE OF SAID SURREY RIDGE WEST UNIT 5, A DISTANCE OF 579.37 FEET RECORD (579.11 FEET MEASURED); THENCE SOUTH 00 DEGREES 02 MINUTES 13 SECONDS WEST RECORD (SOUTH 00 DEGREES 01 MINUTES 47 SECONDS WEST MEASURED) A DISTANCE OF 357.56 FEET; THENCE SOUTH 43 DEGREES 40 MINUTES 38 SECONDS WEST 361.72 FEET; THENCE SOUTH 40 DEGREES 48 SECONDS 18 MINUTES WEST 30.87 FEET; THENCE NORTH 46 DEGREES 34 MINUTES 13 SECONDS WEST 34.34 FEET; THENCE SOUTH 43 DEGREES 42 SECONDS, 56 MINUTES WEST 162.75 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF ALGONQUIN ROAD; THENCE NORTHWESTWARD ALONG THE NORTHEASTERLY LINE OF ALGONQUIN ROAD, NORTH 46 DEGREES 32 MINUTES 04 SECONDS WEST RECORD (NORTH 46 DEGREES 30 MINUTES 18 SECONDS WEST MEASURED) A DISTANCE OF 676.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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Exhibit B

Permitted Exceptions

1. REAL ESTATE TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS NOT YET DUE OR PAYABLE.

2. MEMORANDUM OF LEASE MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 21, 1985 AND KNOWN AS TRUST NUMBER 63767, TO TIRE AMERICA, INC., DATED JANUARY 27, 1987 AND RECORDED JUNE 9, 1987 AS DOCUMENT B7312526, DEMISING THE LAND FOR A TERM OF 20 YEARS BEGINNING AT START OF LEASE TERM AND ENDING UPON EXPIRATION OF LEASE TERM, 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.

CONTAINS ONE 5 YEAR RENEWAL OPTION.

ASSIGNMENT AND ASSUMPTION OF LEASE MADE BY WESTERN AUTO SUPPLY COMPANY, AS SUCCESSOR BY MERGER WITH TIRE AMERICA, INC. AND NTW INCORPORATED RECORDED JUNE 18, 2003 AS DOCUMENT NUMBER 0316906011.

AS AFFECTED BY THE SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT MADE BY AND BETWEEN NATIONAL TIRE AND BATTERY ASSIGNEE OF TIRE OF AMERICA, TENANT, SURREY RIDGE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, LANDLORD AND COLE TAYLOR BANK RECORDED FEBRUARY 13, 2003 AS DOCUMENT NO. 0030216595.

(AFFECTS THE FOLLOWING

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS,, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF KENNICOTT DRIVE WITH THE NORTHEASTERLY LINE OF ALGONQUIN ROAD AS RECORDED IN SURREY RIDGE WEST UNIT 1 ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON APRIL 3, 1967 AS DOCUMENT 20099454; THENCE SOUTH 46 DEGREES 32 MINUTES 04 SECONDS EAST 1,086.45 FEET ALONG SAID NORTHEASTERLY LINE TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 408.12 FEET, AN ARC DISTANCE OF 72.58 FEET, AND A CHORD BEARING OF SOUTH 51 DEGREES 37 MINUTES 46 SECONDS EAST TO A POINT OF BEGINNING; THENCE NORTH 47 DEGREES 48 MINUTES 10 SECONDS EAST 201.40 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 47 SECONDS EAST 212.55 FEET; THENCE SOUTH 32 DEGREES 07 MINUTES 13 SECONDS WEST 226.35 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GOLF ROAD; THENCE NORTH 86 DEGREES 11 MINUTES 11 SECONDS WEST 143.65 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON CURVE; THENCE NORTHWESTERLY ON A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 408.12 FEET, AN ARC DISTANCE OF 109.11 FEET AND A CHORD BEARING OF NORTH 64 DEGREES 22 MINUTES 59 SECONDS WEST TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.)

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3. RIGHTS OF THE OWNER OF THE IMPROVEMENTS TO MAINTAIN SAID IMPROVEMENTS AS PRESENTLY LOCATED ON THE LAND.

(AFFECTS THE FOLLOWING

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

WITH THE NORTHEASTERLY LINE OF ALGONQUIN ROAD AS RECORDED IN SURREY RIDGE WEST UNIT 1 ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON APRIL 3, 1967 AS DOCUMENT 20099454; THENCE SOUTH 46 DEGREES 32 MINUTES 04 SECONDS EAST 1,086.45 FEET ALONG SAID NORTHEASTERLY LINE TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 408.12 FEET, AN ARC DISTANCE OF 72.58 FEET, AND A CHORD BEARING OF SOUTH 51 DEGREES 37 MINUTES 46 SECONDS EAST TO A POINT OF BEGINNING; THENCE NORTH 47 DEGREES 48 MINUTES 10 SECONDS EAST 201.40 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 47 SECONDS EAST 212.55 FEET; THENCE SOUTH 32 DEGREES 07 MINUTES 13 SECONDS WEST 226.35 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GOLF ROAD; THENCE NORTH 86 DEGREES 11 MINUTES 11 SECONDS WEST 143.65 FEET ALONG LAST SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON CURVE; THENCE NORTHWESTERLY ON A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 408.12 FEET, AN ARC DISTANCE OF 109.11 FEET AND A CHORD BEARING OF NORTH 64 DEGREES 22 MINUTES 59 SECONDS WEST TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.)

4. UNRECORDED EASEMENTS IN FAVOR OF PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES FOR THE RIGHT TO MAINTAIN AND REPAIR CATCH BASINS, MANHOLES AND TRANSFORMERS, TOGETHER WITH THE RIGHT OF ACCESS THERETO AS DISCLOSED BY PLAT OF SURVEY MADE BY R. E. FRÉDÉRIK AND ASSOCIATES, INC., DATED FEBRUARY 4, 1988 AND LAST REVISED FEBRUARY 8, 1991.
5. EASEMENT IN, UPON, UNDER, OVER AND ALONG THAT PART OF THE LAND (1) APPROXIMATELY AS SHOWN ON EXHIBIT 'A' ATTACHED THERETO AND (2) APPROXIMATELY AS SHOWN ON SUCH DRAWINGS AS MAY HEREAFTER BE SUBMITTED BY THE ELECTRIC COMPANY OR TELEPHONE COMPANY AND APPROVED BY OWNER OR OWNER'S ARCHITECT OR REPRESENTATIVE, TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, RECORDED MAY 4, 1971 AS DOCUMENT 21467701.
6. EASEMENT IN, UPON, UNDER, OVER AND ALONG THAT PART OF THE LAND (1) APPROXIMATE AS SHOWN ON EXHIBIT 'A' ATTACHED THERETO AND (2) APPROXIMATE AS SHOWN ON SUCH DRAWINGS AS MAY HEREAFTER BE SUBMITTED TO THE ELECTRIC COMPANY AND APPROVED BY OWNER OR OWNER'S ARCHITECT OR REPRESENTATIVE, TO INSTALL FACILITIES, TOGETHER WITH RIGHT OF ACCESS THERETO, AS CREATED TO THE COMMONWEALTH EDISON COMPANY, RECORDED NOVEMBER 3, 1971 AS DOCUMENT 21698072.
7. TERMS AND CONDITIONS OF AN ORDINANCE AMENDING THE DEVELOPMENT PLAN FOR SURREY RIDGE SHOPPING CENTER AND GRANTING A SPECIAL USE PERMIT FOR A MINOR AUTOMOBILE REPAIR BUSINESS RECORDED AUGUST 28, 1986 AS DOCUMENT 86381486.

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8. EASEMENT OVER THAT PART OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE INTERSECTION OF THE SOUTHEASTERLY LINE OF KENNICOTT DRIVE WITH THE NORTHEASTERLY LINE OF ALGONQUIN ROAD IN SURREY RIDGE WEST, UNIT NUMBER 1, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON APRIL 3, 1967 AS DOCUMENT 20099454; THENCE NORTHEASTERLY ALONG THE SAID SOUTHEASTERLY LINE OF KENNICOTT DRIVE, NORTH 43 DEGREES, 27 MINUTES, 56 SECONDS EAST, A DISTANCE OF 380 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE SOUTHEAST, OF 500 FEET IN RADIUS, FOR AN ARC LENGTH OF 144.45 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWARD ALONG A CURVED LINE, CONVEXED TO THE EAST, OF 344.57 FEET IN RADIUS, FOR AN ARC LENGTH OF 144.09 FEET; THENCE SOUTH 63 DEGREES, 14 MINUTES, 00 SECONDS EAST, A DISTANCE OF 768.59 FEET; THENCE SOUTH 00 DEGREES, 02 MINUTES, 13 SECONDS WEST, A DISTANCE OF 5.64 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 47 SECONDS WEST, A DISTANCE OF 169 FEET; THENCE SOUTH 00 DEGREES, 02 MINUTES, 13 SECONDS WEST, A DISTANCE OF 586 FEET; THENCE SOUTH 66 DEGREES, 57 MINUTES, 47 SECONDS EAST, A DISTANCE OF 105 FEET; THENCE SOUTH 00 DEGREES, 02 MINUTES, 13 SECONDS WEST, A DISTANCE OF 210 FEET; THENCE SOUTH 89 DEGREES, 57 MINUTES, 47 SECONDS EAST, A DISTANCE OF 212.55 FEET TO THE SOUTHEASTERLY LINE OF THAT PROPERTY CONVEYED BY DEED RECORDED AS DOCUMENT 13376345; THENCE SOUTHWESTERLY ON SAID SOUTHEASTERLY PROPERTY LINE, SOUTH 32 DEGREES, 07 MINUTES, 13 SECONDS WEST, A DISTANCE OF 226.35 FEET TO A POINT BEING 60 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE CENTER LINE OF GOLF ROAD; THENCE NORTH 86 DEGREES, 21 MINUTES, 11 SECONDS WEST, A DISTANCE OF 143.65 FEET; THENCE NORTHWESTWARD ALONG A CURVED LINE, CONVEXED TO THE SOUTHWEST, OF 408.12 FEET IN RADIUS, FOR AN ARC LENGTH OF 181.69 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTWARD ALONG THE NORTHEASTERLY LINE OF ALGONQUIN ROAD, NORTH 46 DEGREES, 32 MINUTES, 04 SECONDS WEST, A DISTANCE OF 1,086.45 FEET TO THE POINT OF BEGINNING, AND CONTAINING 17.1016 ACRES, IN COOK COUNTY, ILLINOIS

IN FAVOR OF A DOMINANT ESTATE DESCRIBED AS FOLLOWS:

PARCEL "A" THAT PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 9, AFORESAID 689.34 FEET WEST OF THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE NORTH PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 343 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 48 FEET TO A STONE MONUMENT; THENCE SOUTHWESTERLY ALONG A LINE 407.20 FEET TO A POINT IN THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION WHICH IS 956.40 FEET WEST OF THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 267.06 FEET TO THE POINT OF BEGINNING (EXCEPTING THAT PART THEREOF TAKEN FOR GOLF ROAD)

PARCEL "B" THAT PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 9 AFORESAID 553.24 FEET WEST OF THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE NORTH PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 343 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 156.10 FEET; THENCE SOUTH PERPENDICULAR TO THE LAST DESCRIBED LINE 343

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FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 156.10 FEET TO THE POINT OF BEGINNING (EXCEPTING THAT PART THEREOF TAKEN FOR GOLF ROAD)

FOR THE NON-EXCLUSIVE AND PERPETUAL RIGHT AND EASEMENT FOR INGRESS AND EGRESS AS CREATED BY GRANT OF EASEMENT MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 21, 1985 AND KNOWN AS TRUST NUMBER G3767, TO OWNERS OF RECORD AND SUCCESSORS AND ASSIGNS OF 800 AND 806 GOLF ROAD, ARLINGTON HEIGHTS, ILLINOIS, RECORDED NOVEMBER 20, 1986 AS DOCUMENT 86552954, AND THE COVENANTS, CONDITIONS, AND AGREEMENTS CONTAINED THEREIN.

9. EASEMENT OVER THAT PART OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE INTERSECTION OF THE SOUTHEASTERLY LINE OF KENNICOTT DRIVE WITH THE NORTHEASTERLY LINE OF ALGONQUIN ROAD IN SURREY RIDGE WEST, UNIT NUMBER 1, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON APRIL 3, 1967 AS DOCUMENT 20099454; THENCE NORTHEASTERLY ALONG THE SAID SOUTHEASTERLY LINE OF KENNICOTT DRIVE, NORTH 43 DEGREES, 21 MINUTES, 56 SECONDS EAST, A DISTANCE OF 380 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEX TO THE SOUTHEAST, OF 500 FEET IN RADIUS, FOR AN ARC LENGTH OF 144.45 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWARD ALONG A CURVED LINE, CONVEX TO THE EAST, OF 344.57 FEET IN RADIUS, FOR AN ARC LENGTH OF 144.09 FEET; THENCE SOUTH 63 DEGREES, 14 MINUTES, 00 SECONDS EAST, A DISTANCE OF 768.59 FEET; THENCE SOUTH 00 DEGREES, 02 MINUTES, 13 SECONDS WEST, A DISTANCE OF 5.64 FEET; THENCE NORTH 69 DEGREES, 57 MINUTES, 47 SECONDS WEST, A DISTANCE OF 169 FEET; THENCE SOUTH 00 DEGREES, 02 MINUTES, 13 SECONDS WEST, A DISTANCE OF 586 FEET; THENCE SOUTH 66 DEGREES, 57 MINUTES, 47 SECONDS EAST, A DISTANCE OF 105 FEET; THENCE SOUTH 00 DEGREES, 02 MINUTES, 13 SECONDS WEST, A DISTANCE OF 210 FEET; THENCE SOUTH 89 DEGREES, 57 MINUTES, 47 SECONDS EAST, A DISTANCE OF 212.55 FEET TO THE SOUTHEASTERLY LINE OF THAT PROPERTY CONVEYED BY DEED RECORDED AS DOCUMENT 13376345; THENCE SOUTHWESTERLY ON SAID SOUTHEASTERLY PROPERTY LINE, SOUTH 32 DEGREES, 07 MINUTES, 13 SECONDS WEST, A DISTANCE OF 226.35 FEET TO A POINT BEING 60 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE CENTER LINE OF GOLF ROAD; THENCE NORTH 86 DEGREES, 11 MINUTES, 11 SECONDS WEST, A DISTANCE OF 143.65 FEET; THENCE NORTHWESTWARD ALONG A CURVED LINE, CONVEX TO THE SOUTHWEST, OF 408.12 FEET IN RADIUS, FOR AN ARC LENGTH OF 181.69 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTWARD ALONG THE NORTHEASTERLY LINE OF ALGONQUIN ROAD, NORTH 46 DEGREES, 32 MINUTES, 04 SECONDS WEST, A DISTANCE OF 1,086.45 FEET TO THE POINT OF BEGINNING, AND CONTAINING 17.1016 ACRES, IN COOK COUNTY, ILLINOIS

IN FAVOR OF A DOMINANT TENEMENT DESCRIBED AS FOLLOWS:

PARCEL "A" THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 9 AFORESAID 689.34 FEET WEST OF THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE

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NORTH PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 343 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 48 FEET TO A STONE MONUMENT; THENCE SOUTHWESTERLY ALONG A LINE 407.30 FEET TO A POINT IN THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION WHICH IS 956.40 FEET WEST OF THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 287.06 FEET TO THE POINT OF BEGINNING (EXCEPTING THAT PART THEREOF TAKEN FOR GOLF ROAD)

PARCEL "B" THAT PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 9 AFORESAID 533.24 FEET WEST OF THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE NORTH PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 343 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 156.10 FEET; THENCE SOUTH PERPENDICULAR TO THE LAST DESCRIBED LINE 343 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 156.10 FEET TO THE POINT OF BEGINNING (EXCEPTING THAT PART THEREOF TAKEN FOR GOLF ROAD)

FOR THE NON-EXCLUSIVE AND PERPETUAL RIGHT AND EASEMENT FOR INGRESS AND EGRESS AS CREATED BY GRANT MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 21, 1985 AND KNOWN AS TRUST NUMBER 63767, TO OWNERS OF RECORD AND SUCCESSORS AND ASSIGNS OF 800 AND 806 GOLF ROAD ARLINGTON HEIGHTS, RECORDED FEBRUARY 4, 1987 AS DOCUMENT 87070227, AND THE COVENANTS AND AGREEMENTS AND CONDITIONS CONTAINED THEREIN.

10. TERMS AND PROVISIONS CONTAINED IN THE ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT AND SPECIAL USE PERMIT AND GRANTING A VARIATION UNDER THE ARLINGTON HEIGHTS MUNICIPAL CODE RECORDED NOVEMBER 4, 1997 AS DOCUMENT NO. 97825232.
11. TERMS AND PROVISIONS CONTAINED IN THE ORDINANCE GRANTING PRELIMINARY APPROVAL TO AMEND A PLANNED UNIT DEVELOPMENT APPROVED IN ORDINANCE NUMBER 70-072 AND AMENDED BY ORDINANCE NUMBERS 76-054, 86-111 AND 97-057 AND GRANTING VARIATIONS FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE RECORDED MAY 17, 2004 AS DOCUMENT NUMBER 0413831062.

ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT ORDINANCE NUMBERS 70-72 AND 04-010, GRANTING A SPECIAL USE PERMIT FOR A BANK WITH A DRIVE-THRU FACILITY AND A VARIATION FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE, RECORDED FEBRUARY 13, 2008 AS DOCUMENT 0804431053.

12. TERMS, PROVISIONS AND CONDITIONS OF AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A RESTAURANT RECORDED SEPTEMBER 4, 2013 AS DOCUMENT 1324744005.
13. DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, DATED JANUARY 22, 2014 AND RECORDED JANUARY 27, 2014 AS DOCUMENT 1402719077, MADE BY AND BETWEEN SURREY RIDGE, L. L. C., AN ILLINOIS LIMITED LIABILITY COMPANY, 11 LOWE LLC, A DELAWARE LIMITED LIABILITY COMPANY AND LOWE'S HOME CENTER, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Joel S. Hirsch, being duly sworn on oath, states that

he resides at _____ . 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.

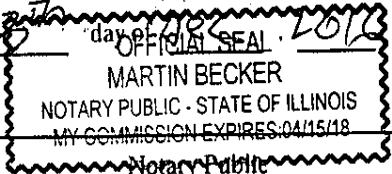
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
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 a 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 he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Joel S. Hirsch
Joel S. Hirsch, in his capacity as a general partner of Surrey Ridge Limited Partnership, an Illinois limited partnership, sole member of Surrey Ridge, LLC, an Illinois limited liability company

SUBSCRIBED and SWORN to before me

this 13th day of APRIL 2013


Notary Public