

UNOFFICIAL COPY



1706916040

DOCUMENT PREPARED BY:

Tobi L. Pinsky, Esq.
Seyfarth Shaw LLP
131 S. Dearborn Street
Chicago, IL 60603

Doc# 1706916040 Fee \$56.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/10/2017 10:41 AM PG: 1 OF 10

AFTER RECORDING

RETURN TO:

David R. Neville, Esq.
McDermott, Will & Emery LLP
227 W. Monroe St.
Chicago, IL 60606

SEND TAX BILLS TO:

Orland Park LP
c/o Roundy's Supermarkets
P.O. Box 473
Milwaukee, Wisconsin 53201

Above space for recorder's use

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made on this 9th day of March, 2017 by BRADFORD ORLAND PARK 1 LLC, an Illinois limited liability company ("Grantor"), to ORLAND PARK LP, a limited partnership organized under the laws of England and Wales ("Grantee"), c/o I.M. Property Investments (USA) LLC, 77 West Wacker Drive, Suite 4025, Chicago, IL 60601.

WITNESSETH:

Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, GRANT, BARGAIN, SELL AND CONVEY unto Grantee, and to its successors and assigns forever, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows:

(See Exhibit 1 attached hereto and made a part hereof).

Grantor also hereby grants to Grantee, its successors and assigns, all rights, title, interest and easements appurtenant to the above referenced property described herein.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor either in law of equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

6 of 7 of 999 AV7 AEM

JA

UNOFFICIAL COPY

Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and defend the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, other than the matters referred to in Exhibit 2 attached hereto and made a part hereof (collectively, "Permitted Exceptions").

[remainder of page left intentionally blank]


Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative the day and year first above written.

BRADFORD ORLAND PARK 1 LLC,
an Illinois limited liability company

By: Bradford Real Estate Services Corp., its
Manager

By: 
Name: _____
Title: **STEVEN M. PAGNOTTA**
PRESIDENT

Property of Cook County Clerk's Office

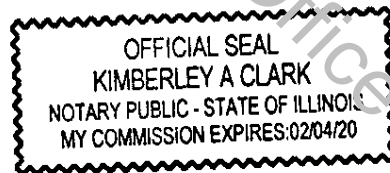
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



BEFORE ME, a Notary Public in and for said county and state, personally appeared, Steven Pagnotta, the President of Bradford Real Estate Services Corp., the Manager of the Grantor, BRADFORD ORLAND PARK 1 LLC, an Illinois limited liability company, personally known to me, who being first duly sworn, did upon oath acknowledge that he did sign the foregoing instrument on behalf of said Grantor and is duly authorized to do so, and that the same is the free act and deed of said Grantor and his free act and deed individually.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 00 day of February, 2017.

Kimberly A Clark
Notary Public

My Commission Expires: 02/04/20



REAL ESTATE TRANSFER TAX		10-Mar-2017	
	COUNTY:	15,556.00	
	ILLINOIS:	31,112.00	
	TOTAL:	46,668.00	
27-03-300-051-0000 20170201610943 0-424-372-928			

UNOFFICIAL COPY

EXHIBIT 1

Legal Description

PARCEL 1:

LOTS 1 AND 2 IN ORLAND PARK CROSSING FIRST RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 9, 12 AND PART OF 14 IN ORLAND PARK CROSSING SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 2015 AS DOCUMENT NUMBER 1513544065, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A PERMANENT EASEMENT FOR THE BENEFIT OF A PORTION OF THE LAND DESCRIBED ABOVE FOR THE PURPOSES OF RETENTION SYSTEM FACILITIES, DRAINAGE, AND RUNNING AND TRANSFERRING WATER ACCUMULATING ON THE LAND, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS CREATED BY EASEMENT AGREEMENT DATED JULY 9, 2003 AND RECORDED JULY 11, 2003 AS DOCUMENT NUMBER 0319241226 BY AND BETWEEN GREAT LAKES TRUST COMPANY, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 2001 AND KNOWN AS TRUST NO. 01060 AND MAIN PLACE - ORLAND PARK ASSOCIATES, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 327.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 327 FEET OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 09 MINUTES 38 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER 50.00 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED LINE 22.62 FEET; THENCE SOUTH 77 DEGREES 38 MINUTES 05 SECONDS WEST 73.09 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 57 FEET OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 09 MINUTES 38 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, 7.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 50 FEET OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS EAST ALONG SAID NORTH LINE OF THE SOUTH 50 FEET A DISTANCE OF 71.35 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

UNOFFICIAL COPY

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS (ORLAND PARK CROSSING) DATED SEPTEMBER 8, 2005 AND RECORDED SEPTEMBER 15, 2005 AS INSTRUMENT NUMBER 0525839096, AS AMENDED BY FIRST AMENDMENT RECORDED FEBRUARY 13, 2007 AS DOCUMENT NUMBER 0708234088 AND SECOND AMENDMENT RECORDED APRIL 4, 2012 AS DOCUMENT NUMBER 1209518068 AND THIRD AMENDMENT RECORDED SEPTEMBER 4, 2014 AS DOCUMENT NUMBER 1424741120 AND FURTHER AMENDED BY THE SUPPLEMENTAL AGREEMENT DATED AUGUST 28, 2014 AND RECORDED SEPTEMBER 4, 2014 AS DOCUMENT NUMBER 1424741123, SUPPLEMENTAL AGREEMENT TO DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 26, 2014 AS DOCUMENT 1426934087,

ASSIGNMENT OF DECLARANT'S RIGHTS AND OBLIGATIONS UNDER DECLARATION AND ASSUMPTION AGREEMENT DATED SEPTEMBER 30, 2014 BY MAIN PLACE-ORLAND PARK ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ASSIGNOR) AND ORLAND PARK CROSSING II, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (ASSIGNEE) RECORDED OCTOBER 3, 2014 AS DOCUMENT 1427619108.

FOR THE PURPOSE OF (i) INGRESS AND EGRESS OVER ALL DRIVEWAYS, PARKING AREAS, SIDEWALKS AND WALKWAYS, (ii) PARKING, (iii) NATURAL FLOW AND DRAINAGE OF STORM WATER (iv) RUNNING AND TRANSFERRING WATER ACCUMULATING AND ORIGINATING ON THE LAND TO THE STORM SEWER SYSTEM, (v) PERMITTING THE FLOW OF WASTEWATER, SEWAGE AND RELATED MATERIALS THROUGH THE SANITARY SEWER SYSTEM, (vi) PERMITTING THE FLOW OF WATER THROUGH THE WATER SYSTEM AND (vii) INSTALLING, MAINTAINING, REPAIRING, REPLACING AND RENEWING UTILITY LINES OR SYSTEMS SERVING THE LAND FOR GAS, ELECTRICAL, TELEPHONE, CABLE TELEVISION AND COMMUNICATION SERVICES.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE UTILITY EASEMENT DATED AUGUST 28, 2014 AND RECORDED SEPTEMBER 9, 2014 AS DOCUMENT NUMBER 1424741126, CORRECTIVE RECORDING AFFIDAVIT DATED FEBRUARY 23, 2017 AND RECORDED MARCH 1, 2017 AS DOCUMENT 1706016047 MADE BY MAIN PLACE-ORLAND PARK ASSOCIATES III L.L.C. TO BRADFORD ORLAND PARK 1 LLC FOR THE PURPOSE OF INSTALLING, OPERATING, USING, INSPECTING, MONITORING, MAINTAINING, REPAIRING, REPLACING, AND RELOCATING UNDERGROUND STORM SEWER LINES AND RELATED MANHOLES AND INSPECTION SERVICES.

PARCEL 5:

UNOFFICIAL COPY

AN EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE UTILITY EASEMENT DATED AUGUST 28, 2014 AND RECORDED SEPTEMBER 4, 2014 AS DOCUMENT NUMBER 1424741126, CORRECTIVE RECORDING AFFIDAVIT DATED FEBRUARY 23, 2017 AND RECORDED MARCH 1, 2017 AS DOCUMENT 1706016047 MADE BY MAIN PLACE-ORLAND PARK ASSOCIATES III L.L.C. TO BRADFORD ORLAND PARK 1 LLC FOR THE PURPOSE OF CONSTRUCTION ACTIVITIES RELATED TO THE INSTALLATION OF SEWER LINES IN THE UTILITY EASEMENT AREA.

PARCEL 6:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL CONSTRUCTION AND ACCESS EASEMENT DATED AUGUST 28, 2014 AND RECORDED SEPTEMBER 4, 2014 AS DOCUMENT NUMBER 1424741125 MADE BY AND BETWEEN MAIN PLACE-ORLAND PARK ASSOCIATES III L.L.C., A DELAWARE LIMITED LIABILITY COMPANY TO BRADFORD ORLAND PARK 1 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, FOR THE PURPOSE OF (i) A TEMPORARY EASEMENT OVER THE 141ST EXTENSION AREA FOR THE LIMITED PURPOSE OF INSTALLING AND RECONFIGURING THE 141ST EXTENSION AREA AND (ii) AN EASEMENT OVER AND ACROSS THE 141ST EXTENSION AREA AND THE EXISTING IMPROVED AREA AS DESCRIBED THEREIN FOR THE PURPOSE OF PROVIDING PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM LAGRANGE ROAD, JOHN HUMPHREY DRIVE AND PARCEL 1.

PARCEL 7:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE UTILITY EASEMENT AGREEMENT DATED JUNE 10, 2015 AND RECORDED FEBRUARY 19, 2016 AS DOCUMENT NUMBER 1605013031 MADE BY AND BETWEEN RESIDENCES OF ORLAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO BRADFORD ORLAND PARK 1 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, FOR A 10 FOOT WIDE UTILITY EASEMENT OVER A PORTION OF GRANTOR'S PARCEL DEFINED AS THE UTILITY EASEMENT AREA FOR THE PURPOSE OF INSTALLING, OPERATING, USING, INSPECTING, MONITORING, MAINTAINING, REPAIRING, REPLACING, AND RELOCATING UNDERGROUND UTILITY LINES.

Common Addresses: 9504 142nd Street, Orland Park, Illinois, also known as 14131, 14201 and 14203 South La Grange Road, Orland Park, Illinois

Permanent Index Nos.: 27-03-300-051-0000
27-03-300-052-0000

Prior Permanent Index Nos.: 27-03-300-023-0000
27-03-300-026-0000
27-03-300-028-0000

UNOFFICIAL COPY

EXHIBIT 2

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.
2. TERMS, PROVISIONS AND CONDITIONS OF THE UTILITY (WATER MAIN) EASEMENT AGREEMENT, DATED MAY 10, 2010 AND RECORDED MAY 13, 2010 AS DOCUMENT 1013316062, MADE BY AND BETWEEN MAIN PLACE-ORLAND PARK ASSOCIATES III, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND VILLAGE OF ORLAND PARK, AN ILLINOIS MUNICIPAL CORPORATION.
3. PERMANENT EASEMENT, RECORDED MAY 18, 2011 AS DOCUMENT 1113846060 MADE BY AND BETWEEN MAIN PLACE-ORLAND PARK ASSOCIATES III, L. L. C., A DELAWARE LIMITED LIABILITY COMPANY AND THE VILLAGE OF ORLAND PARK, GRANTING, AMONG OTHER THINGS, A NON-EXCLUSIVE RIGHT, EASEMENT AND PRIVILEGE TO ENTER UPON THE LAND FOR THE PURPOSE OF TRAFFIC SIGNAL OPERATION.
4. PERMANENT EASEMENT, RECORDED MAY 18, 2011 AS DOCUMENT 1113846073, MADE BY AND BETWEEN THE VILLAGE OF ORLAND PARK, A MUNICIPALITY, THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION AND MAIN-PLACE ORLAND PARK ASSOCIATES III, L. L. C., A DELAWARE LIMITED LIABILITY COMPANY, GRANTING, AMONG OTHER THINGS, A NON-EXCLUSIVE RIGHT, EASEMENT AND PRIVILEGE TO ENTER UPON THE EASEMENT PREMISES FOR THE PURPOSE OF TRAFFIC SIGNAL OPERATIONS.
5. TERMS, PROVISIONS AND CONDITIONS OF THE DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, DATED SEPTEMBER 8, 2005 AND RECORDED SEPTEMBER 15, 2005 AS DOCUMENT 0525839096, MADE BY MAIN PLACE ORLAND PARK ASSOCIATES L. L. C., A DELAWARE LIMITED LIABILITY COMPANY, FIRST AMENDMENT TO RECORDED MARCH 23, 2007 AS DOCUMENT 0708234088, SECOND AMENDMENT RECORDED APRIL 4, 2012 AS DOCUMENT 1209518068, THIRD AMENDMENT RECORDED SEPTEMBER 4, 2014 AS DOCUMENT NUMBER 1424741120 AND FURTHER AMENDED BY THE SUPPLEMENTAL AGREEMENT DATED AUGUST 28, 2014 AND RECORDED SEPTEMBER 4, 2014 AS DOCUMENT NUMBER 1424741123, SUPPLEMENTAL AGREEMENT TO DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 26, 2014 AS DOCUMENT 1426934087, ASSIGNMENT OF DECLARANT'S RIGHTS AND OBLIGATIONS UNDER DECLARATION AND ASSUMPTION AGREEMENT DATED SEPTEMBER 30, 2014 BY MAIN PLACE- ORLAND PARK ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ASSIGNOR) AND ORLAND PARK CROSSING II, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (ASSIGNEE) RECORDED OCTOBER 3, 2014 AS DOCUMENT 1427619108.
6. TERMS, PROVISIONS AND CONDITIONS OF THE DECLARATION OF RESTRICTIVE USE, DATED SEPTEMBER 30, 2005 AND RECORDED OCTOBER 6, 2005 AS DOCUMENT

UNOFFICIAL COPY

0527939023, MADE BY MAIN-PLACE-ORLAND PARK ASSOCIATES, L. L. C., A DELAWARE LIMITED LIABILITY COMPANY.

7. PUBLIC UTILITY EASEMENT PROVISIONS CONTAINED ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 0513927128 AND RERECORDED 0525845136 , ALSO AS DEPICTED ON FINAL PLAT OF ORLAND PARK CROSSING FIRST RESUBDIVISION RECORDED MAY 15, 2015 AS DOCUMENT 1513544065 RESERVING AND GRANTING ALL EASEMENTS WITHIN THE AREAS SHOWN BY DASHED LINES AND MARKED 'PUBLIC UTILITY EASEMENT' ON SAID PLAT TO THE VILLAGE OF ORLAND PARK AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM SAID MUNICIPALITY INCLUDING BUT NOT LIMITED TO THE SBC, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY, AND COMCAST, AND THEIR SUCCESSORS AND ASSIGNS.
8. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DEVELOPMENT AGREEMENT DATED FEBRUARY 3, 2014 AND RECORDED APRIL 14, 2014 AS DOCUMENT NUMBER 1410429062 MADE BY AND BETWEEN THE VILLAGE OF ORLAND PARK AND BRADFORD ORLAND PARK I LLC. THE VILLAGE OF ORLAND PARK ISSUED A CERTIFICATE OF COMPLETION ON FEBRUARY 14, 2017, RECORDED MARCH 10, AS DOCUMENT 1706916036 . OWNER'S OBLIGATIONS SET FORTH IN THE AGREEMENT ARE EXCLUDED UPON ISSUANCE OF SAID CERTIFICATE OF COMPLETION.
9. LEASE MADE BY BRADFORD ORLAND PARK 2 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO ROUNDY'S SUPERMARKET, INC. DATED AUGUST 28, 2014, A MEMORANDUM OF WHICH WAS RECORDED SEPTEMBER 4, 2014 AS DOCUMENT NO. 1424741131, 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.
10. TERMS, COVENANTS, CONDITION, RESTRICTIONS AND EASEMENTS AS CONTAINED IN THE RECIPROCAL CONSTRUCTION AND ACCESS EASEMENT AGREEMENT (141ST EXTENSION EASEMENT) DATED AUGUST 28, 2014 AND RECORDED SEPTEMBER 4, 2014 AS DOCUMENT NUMBER 1424741125 MADE BY AND BETWEEN MAIN PLACE-ORLAND PARK ASSOCIATES III L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND BRADFORD ORLAND PARK I LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.
11. RESTRICTIONS AS CONTAINED IN THE SPECIAL WARRANTY DEED DATED AUGUST 28, 2014 AND RECORDED SEPTEMBER 4, 2014 AS DOCUMENT NUMBER 1424741121 MADE BY MAIN PLACE-ORLAND PARK ASSOCIATES III, LLC AND BRADFORD ORLAND PARK I LLC.
12. GRANT OF EASEMENT DATED FEBRUARY 27, 2015 MADE BY RESIDENCES OF ORLAND CROSSING, LLC "GRANTOR" IN FAVOR OF COMCAST OF ILLINOIS XIII, L.P. "GRANTEE", RECORDED FEBRUARY 25, 2015 AS DOCUMENT 1505610043.
13. 95TH AVENUE EXTENSION TEMPORARY CONSTRUCTION AND PERPETUAL ACCESS EASEMENT AGREEMENT DATED SEPTEMBER 22, 2014 BY BRADFORD ORLAND PARK I LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND

UNOFFICIAL COPY

RESIDENCES OF ORLAND CROSSING LLC, RECORDED SEPTEMBER 26, 2014 AS DOCUMENT 1426934088.

14. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, NICOR GAS COMPANY, AT&T CORPORATION, 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 PLAT RECORDED/FILED AS DOCUMENT NO. 1524329015. OWNER'S CERTIFICATE AND MORTGAGEE CONSENT RECORDED 03/18/2017 AS DOCUMENT 1706916035.
15. UTILITY EASEMENT AGREEMENT DATED JUNE 10, 2015 AND RECORDED FEBRUARY 19, 2016 AS DOCUMENT NUMBER 1605013031 BETWEEN RESIDENCE OF ORLAND, LLC FOR THE BENEFIT OF BRADFORD ORLAND PARK 1, LLC FOR COMMONWEALTH EDISON COMPANY, NICOR GAS COMPANY, AT&T CORPORATION.
16. EASEMENT IN FAVOR OF NICOR GAS, COMMONWEALTH EDISON, AT&T AND THE VILLAGE OF ORLAND PARK, 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 PLAT RECORDED/FILED AS DOCUMENT NO. 1513544065.
17. 35 FOOT CROSS ACCESS AND PUBLIC UTILITY EASEMENT RUNNING ALONG THE NORTH 35 FEET OF LOTS 1 AND 2 RESERVED FOR AND GRANTED TO OWNERS OF ALL LOTS AND FUTURE LOTS WITHIN THE ORLAND PARK CROSSING SUBDIVISION RECORDED AS DOCUMENT NUMBER 1513544065 AND ALL TERM AND CONDITION CONTAINED THEREIN.
18. 15 FOOT PUBLIC UTILITIES EASEMENT OVER THE WEST LINE OF LOT 1, AS SHOWN ON FINAL PLAT OF ORLAND PARK CROSSING FIRST RESUBDIVISION RECORDED MAY 15, 2015 AS DOCUMENT 1513544065.
19. DECLARATION OF RESTRICTIVE USE, DATED AUGUST 28, 2014 AND RECORDED SEPTEMBER 4, 2014 AS DOCUMENT 1424741129, MADE BY AND BETWEEN BRADFORD ORLAND PARK 1 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND BRADFORD ORLAND PARK 3 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, RELATING TO BUT NOT LIMITED TO BUILDING TO BE CONSTRUCTED, USE, LANDSCAPING, NO ACTIVITY OTHER THAN SIGNAGE, PARKING, PEDESTRIAN AND VEHICULAR ACCESS, ETC., L 9 SHALL NOT BE USED FOR A RESTAURANT OR OTHER FOOD SERVICE USE FOR SO LONG AS LOT 8 IS USED FOR A RESTAURANT OR OTHER FOOD SERVICE USE.
20. NOTE AS SHOWN ON FINAL PLAT OF SUBDIVISION OF ORLAND PARK CROSSING RECORDED AS DOCUMENT NUMBER 0513927128 AND RERECORDED 0525845136, THERE SHALL BE NO DIRECT ACCESS TO LAGRANGE ROAD (RTE 45) AND SOUTHWEST HIGHWAY (RTE 7).

UNOFFICIAL COPY

21. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCELS 2, 3, 4, 5, 6 AND 7 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
22. THE USE AND ENJOYMENT OF THE EASEMENTS DESCRIBED IN PARCEL 3 AS (v), (vi) AND (vii) AND PARCELS 4, 5, AND 6 ARE SUBJECT TO SAID EASEMENTS BEING OPEN AND IN USE.
23. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 1616716065, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.