

# UNOFFICIAL COPY

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**This Instrument was prepared by:**

CAROLINE SMITH, ESQ.  
Robbins, Salomon & Patt, Ltd.  
180 North LaSalle Street, Suite 3300  
Chicago, Illinois 60602

**After recording, please mail to:**

Jay Zabel  
Jay Zabel & Associates, Ltd.  
55 W. Monroe, Suite 3950  
Chicago, Illinois 60603

**Mail Subsequent Tax Bills to:**

NARE Market Place, LLC  
c/o Savas Er  
1901 N. Roselle Road, Suite 650  
Schaumburg, Illinois 60195



\*17139220320\*

Doc# 1713922032 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/19/2017 01:46 PM PG: 1 OF 6

## SPECIAL WARRANTY DEED

Statutory (Illinois)

THIS INDENTURE is made as of the 15<sup>th</sup> day of May, 2017, between **ZERO INVESTMENT & MANAGEMENT CORP.**, an Illinois corporation, of 2337 South Central Park Avenue, Chicago, Illinois 60623, THE GRANTOR - AND - **NARE REMINGTON, LLC**, an Illinois limited liability company as to an undivided 18.25% interest and **NARE MARKET PLACE, LLC**, an Illinois limited liability company, of 1901 North Roselle Road, Suite 650, Schaumburg, Illinois 60195, as to an undivided 81.75% interest, THE GRANTEES. For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the GRANTEES, the receipt of which is acknowledged, the GRANTOR **REMISES, RELEASES, AND CONVEYS** to the GRANTEES and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

SEE EXHIBIT "A" CONTAINING LEGAL DESCRIPTION  
ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY: 1450-1458 West Golf Road, Rolling Meadows, Illinois 60008 and  
1635-1669 Algonquin Road, Rolling Meadows, Illinois 60008

PINS: 08-09-302-025-0000, 08-09-302-030-0000, 08-09-302-031-0000

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 the GRANTOR, either in law or equity, of, in and to the above described premises with the hereditaments

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and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the GRANTEES and its successors and assigns forever.

The GRANTOR for itself and its successors and assigns, hereby covenants with the GRANTEES, its successors and assigns, that the GRANTOR is the true and lawful owner of the Property and is well seized of the same in fee simple, and it has good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances whatsoever except as set forth on Exhibit "B"; and further, that the GRANTOR will warrant and defend the same against the lawful claims and demands of all persons claiming through or under the GRANTOR but not otherwise.

DATED this 15<sup>th</sup> day of May, 2017.

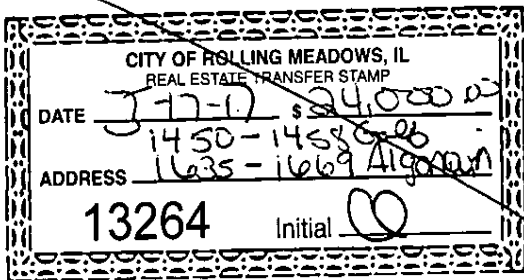
**ZERO INVESTMENT & MANAGEMENT CORP., an Illinois corporation**

By: *Jaemey Shim Bush* (SEAL)  
Jaemey Shim Bush, Its President

STATE of ILLINOIS    )  
  ) SS  
COUNTY of COOK    )

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that JAEMEY SHIM BUSH, as President of ZERO INVESTMENT & MANAGEMENT CORP., an Illinois corporation, 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 and delivered the said instrument, as his free and voluntary act in his capacity as President, for the uses and purposes therein set forth.

Given under my hand and official seal this 15<sup>th</sup> day of May, 2017



*Caroline S. Smith*  
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		19-May-2017
	COUNTY:	4,000.00
	ILLINOIS:	8,000.00
	TOTAL:	12,000.00
08-09-302-025-0000   20170501655605   0-634-456-512		

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## EXHIBIT A – LEGAL DESCRIPTION

### PARCEL 1:

LOTS 3, 8 AND 9 IN THE RESUBDIVISION OF MARKETPLACE OF ROLLING MEADOWS, BEING A RESUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THAT PLAT THEREOF RECORDED SEPTEMBER 27, 1999 AS DOCUMENT NUMBER 99910798, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND RIGHTS TO THE USE OF COMMON AREAS FOR THE PURPOSES FOR WHICH THEY ARE PROVIDED AND INTENDED, INCLUDING, BUT NOT LIMITED TO (A) INGRESS, EGRESS, ACCESS, LOADING AND UNLOADING, PARKING AND VEHICULAR AND PEDESTRIAN TRAFFIC, INCLUDING COMMERCIAL VEHICULAR TRAFFIC SUCH AS DELIVERY TRUCKS, UPON OR ACROSS, AS APPLICABLE, THE PARKING AREAS, ENTRANCES, EXITS, DRIVEWAYS, WALKS OR SERVICE DRIVES LOCATED WITHIN THE COMMON AREAS; (B) INSTALLATION, OPERATION, MAINTENANCE AND USE OF SANITARY SEWERS STORM DRAINS, DETENTION BASINS, WHETHER UNDERGROUND OR AT GRADE, WATER, ELECTRIC AND GAS LINES, TELEPHONE LINES, VAULTS, CONDUITS AND TRANSFORMERS AND OTHER UTILITY LINES AND RELATED FACILITIES (WHICH SHALL BE LOCATED UNDERGROUND WHENEVER FEASIBLE); AND (C) USE OF LANDSCAPING, DIRECTION SIGNS AND OTHER AREAS INTENDED

FOR COMMON USE, OVER THE LAND AS DESCRIBED IN SAID INSTRUMENT, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED JUNE, 1999 AND RECORDED JUNE 23, 1999 AS DOCUMENT NO. 99606491 MADE BY REPUBLIC BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 22, 1997 AND KNOWN AS TRUST NUMBER 1391 AND AS CREATED BY THE DEED FROM REPUBLIC BANK OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 1391 TO FIRST AMERICAN BANK DATED JULY 10, 2000 AND RECORDED JULY 27, 2000 AS DOCUMENT 00568872

### PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FOR VEHICULAR TRAFFIC OVER AND ACROSS THE PORTION OF THE FRONTAGE ROAD RUNNING EAST AND WEST ON THE NORTHERLY PORTION OF THE OUTLOT AS DEPICTED BY CROSS-HATCHING ON THE DRAWING AS SET FORTH IN THE DECLARATION OF RESTRICTIONS AND EASEMENTS DATED JULY 10, 2000 AND RECORDED JULY 27, 2000 AS DOCUMENT NO. 00568872 MADE BY REPUBLIC BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 22, 1997 AND KNOWN AS TRUST NUMBER 1391.

### PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FOR VEHICULAR TRAFFIC OVER AND ACROSS THE ACCESS AND DRIVEWAY PORTIONS OF THE COMMON AREA OF THE CENTER INCLUDING THE PORTIONS OF THE OUTLOT SET FORTH IN THE OPERATION AND EASEMENT AGREEMENT DATED JULY 21, 2000 AND RECORDED JULY 27, 2000 AS DOCUMENT NO. 00568875, THE PORTION OF THE FRONTAGE ROAD RUNNING EAST AND WEST ON THE NORTHERLY PORTION OF THE OUTLOT AS SET FORTH IN THE OPERATION AND EASEMENT

AGREEMENT DATED JULY 21, 2000 AND RECORDED JULY 27, 2000 AS DOCUMENT NO. 00568875 MADE BY REPUBLIC BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 22, 1997 AND KNOWN AS TRUST NUMBER 1391 AND SOUTHWIND FINANCIAL, LTD. AN ILLINOIS CORPORATION.

### PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION RECORDED JULY 7, 1976 AS DOCUMENT NUMBER 23549143 MADE BY J.C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION TO USE, MAINTAIN, REPAIR, REPLACE AND RELOCATE UTILITIES.

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## EXHIBIT "B"

### PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES AND ASSESSMENTS WHICH ARE NOT YET DUE AND PAYABLE AS OF THE CLOSING DATE.
2. EXCEPTIONS TO TITLE RELATING TO ANY MATTERS CREATED BY, THROUGH OR UNDER THE ACTS OF BUYER OR ITS AGENTS.
3. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
4. THE FOLLOWING RESTRICTION CONTAINED IN DECLARATION OF RESTRICTIVE COVENANTS MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 46745 AND NORMA PARKER DATED DECEMBER 5, 1968 AND RECORDED DECEMBER 27, 1968 AS DOCUMENT 20713844; THAT THE LAND SHALL AT NO TIME BE DEVELOPED OR IMPROVED WITH MULTIPLE FAMILY DWELLINGS AS DEFINED IN THE COMPREHENSIVE ZONING CODE OF THE CITY OF ROLLING MEADOWS; AND THAT NO REQUEST SHALL BE MADE BY THE DECLARANTS, THEIR HEIRS, GRANTEEES, ASSIGNS, EXECUTORS OR ADMINISTRATORS, FOR SAID DWELLINGS ON SAID LAND, SAID RESTRICTION BEING A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF SAID CITY AND ENFORCEABLE THEREBY; AS MODIFIED BY DECLARATION OF RESTRICTIVE COVENANTS MADE BY J. C. PENNEY PROPERTIES, INC., AND THE CITY OF ROLLING MEADOWS DATED DECEMBER 16, 1970 AND RECORDED DECEMBER 16, 1970 AS DOCUMENT NUMBER 21345376 BY RELEASING THE RESTRICTIONS OF PARAGRAPH 1 OF THE DECLARATION RECORDED AS DOCUMENT 20713844 AND ADDING THE FOLLOWING RESTRICTION:

THAT THE LAND SHALL AT NO TIME BE DEVELOPED, IMPROVED OR USED FOR THE STORAGE, DISPENSING, SALE OR OFFERING FOR SALE, AT WHOLESALE OR RETAIL, MOTOR VEHICLE FUELS, SUCH AS GASOLINE OR DIESEL FUELS, AND THAT NO REQUEST SHALL BE MADE BY J. C. PENNEY PROPERTIES, INC., ITS SUCCESSORS AND ASSIGNS, OF THE CITY TO ISSUE A BUILDING PERMIT FOR THE ERECTION OF A BUILDING OR FACILITY FOR THE ABOVE MENTIONED PROHIBITED PURPOSES, SAID RESTRICTION BEING A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF SAID CITY, AND ENFORCEABLE THEREBY.

NOTE: THE RESTRICTIONS AS CONTAINED IN PARAGRAPH 2 ON PAGES 5 AND 6 OF DECLARATION RECORDED AS DOCUMENT 20713844 DO NOT APPLY TO THE LAND HEREIN INSURED.

SAID INSTRUMENTS CONTAIN NO PROVISION FOR A FORFEITURE OR FOR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

5. EASEMENTS FOR UTILITIES OVER PARTS OF THE LAND FOR THE BENEFIT OF THE LAND AND OTHER PROPERTY FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING AND CONSTRUCTING SAID UTILITIES, AS CONTAINED IN DECLARATION MADE BY J. C. PENNEY PROPERTIES, INC., A CORPORATION OF DELAWARE, DATED JUNE 1, 1976 AND RECORDED JULY 7, 1976 AS DOCUMENT 23549143, AND THE CONDITIONS, PRIVILEGES AND OBLIGATIONS THEREIN CONTAINED.
6. THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN AN INSTRUMENT ENTITLED "LICENSE TO INSTALL AND MAINTAIN A LAWN SPRINKLER SYSTEM", DATED SEPTEMBER 5,

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1991 EXECUTED BY AND BETWEEN THE CITY OF ROLLING MEADOWS AND BRINKER INTERNATIONAL  
RECORDED OCTOBER 21, 1991 AS DOCUMENT NUMBER 91549208.

7. COVENANTS AND RESTRICTIONS REGARDING BUILDING SIZE NOT TO EXCEED 24 FEET IN HEIGHT (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DOCUMENT DATED JUNE 22, 1999 AND RECORDED JUNE 23, 1999 AS DOCUMENT NO. 99606488 MADE BY REPUBLIC BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 24, 1997 AND KNOWN AS TRUST NUMBER 1391 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
8. COVENANTS AND RESTRICTIONS REGARDING BUILDING SIZE NOT TO EXCEED 24 FEET IN HEIGHT (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DOCUMENT DATED JUNE 22, 1999 AND RECORDED JUNE 23, 1999 AS DOCUMENT NO. 99606489 MADE BY REPUBLIC BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 24, 1997 AND KNOWN AS TRUST NUMBER 1391 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
9. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO USE RESTRICTIONS; RECIPROCAL EASEMENTS, OPERATION AND MAINTENANCE OF COMMON AREAS; UTILITIES; ARCHITECTURAL CONTROL AND SIGNS CONTAINED IN THE DOCUMENT RECORDED JUNE 23, 1999 AS DOCUMENT NO. 99606491, AS AMENDED BY AMENDMENT OF DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED MAY 16, 2002 AS DOCUMENT 0020561602 MADE BY REPUBLIC BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 22, 1997 AND KNOWN AS TRUST NUMBER 1391 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
10. THE PLAT OF RESUBDIVISION DATED MARCH 23, 1999 AND RECORDED SEPTEMBER 27, 1999 AS DOCUMENT NUMBER 99910798 INCLUDES A CERTIFICATION BY THE SURVYOR THAT THE LAND IS LOCATED WITHIN ZONE C, A SPECIAL FLOOD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
11. EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY (AMERITECH), COMMONWEALTH EDISON, NICOR GAS (NORTHERN ILLINOIS GAS COMPANY), 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 DATED MARCH 23, 1999 AND RECORDED SEPTEMBER 27, 1999 AS DOCUMENT NO. 99910798, AFFECTING THOSE PORTIONS OF THE LAND AS SHOWN IN SAID PLAT.
12. UTILITY EASEMENT, AS SHOWN ON THE PLAT OF RESUBDIVISION DATED MARCH 23, 1999 AND RECORDED SEPTEMBER 27, 1999 AS DOCUMENT NO. 99910798 AND SET FORTH IN THE CERTIFICATE ON THE PLAT OF MARKETPLACE OF ROLLING MEADOWS, AFORESAID, AS FOLLOWS:

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THE NORTHEASTERLY 10 FEET OF LOT 8; THE SOUTHEAST 10 FEET OF APPROXIMATELY THE NORTHWEST 35 FEET OF LOT 8 (FOR PARTICULARS SEE PLAT); THE NORTHEAST 10 FEET OF LOT 9, AND THE SOUTHWEST CORNER OF LOT 9.

13. OPERATION AND EASEMENT AGREEMENT MADE BY REPUBLIC BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 22, 1997 AND KNOWN AS TRUST NUMBER 1391 DATED JULY 21, 2000 AND RECORDED JULY 27, 2000 AS DOCUMENT 00568875 (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO EASEMENTS OVER THE LAND, ROAD MAINTENANCE AND REPAIR, DEVELOPMENT AND USE RESTRICTIONS AND RESERVATION IN FAVOR OF REPUBLIC BANK OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 1391 TO ADD ADDITIONAL LAND OR IMPROVEMENTS, MAKE ALTERATIONS, CHANGES AND MODIFICATIONS TO CHANGE THE CONFIGURATION OR SIZE OF THE COMMON AREAS AND TO RE-LOCATE THE DRIVEWAYS, ACCESS AREAS, CURB CUTS AND PARKING AREAS AND OTHER COMMON AREAS OF THE PROJECT AND TO DETERMINE THE TYPES OF USES WHICH SHALL BE PERMITTED.
14. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DOCUMENT RECORDED JULY 27, 2000 AS DOCUMENT NO. 00568872 MADE BY REPUBLIC BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 22, 1997 AND KNOWN AS TRUST NUMBER 1391 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
15. EASEMENT IN FAVOR OF AMERITECH, AND ITS 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 FEBRUARY 16, 2001 AS DOCUMENT NO. 0010127699.
16. NOTHING CONTAINED HEREIN SHOULD BE CONSTRUED AS INSURING THE EXACT LOCATION OR DIMENSIONS OF THE EASEMENT DESCRIBED AS PARCEL PARCELS 2, 3, 4 AND 5 OF SCHEDULE A.
17. RIGHTS OF THE ADJOINING PROPERTY OWNERS TO THE CONCURRENT USE OF THE EASEMENTS DESCRIBED AS PARCELS 2, 3, 4 AND 5.