



1800901167D

PREPARED BY:

Thomas G. Jaros, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602

Doc# 1800901167 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2018 11:36 AM PG: 1 OF 6

WHEN RECORDED
RETURN TO:

Stephen R. Schuster, Esq.
Burke, Warren MacKay & Serritella, P.C.
330 N. Wabash, 21st Floor
Chicago, IL 60611

(Above Space for Recorder's use only)

17018693NC 404205 DI 104-3

SPECIAL WARRANTY DEED

On this 2nd day of December, 2017, the GRANTOR, **400 SKOKIE BOULEVARD, LLC**, a Delaware limited liability company, whose address is c/o Syndicated Equities Group, LLC, 350 North LaSalle Street, Suite 800, Chicago, Illinois 60654, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to **M-IV SKOKIE PROPERTY, LLC**, a Delaware limited liability company, whose address is 205 West Wacker Drive, Suite 700, Chicago, Illinois 60606, all of its right, title and interest in and to the tract of land (the "**Land**") in Cook County, Illinois, more fully described on Exhibit A hereto, together with all of its right, title, and interest in and to the improvements thereon, and all of its right, title and interest, if any, in and to all easements, rights-of-way, rights, and appurtenances appertaining thereto (collectively, the "**Property**"), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This Special Warranty Deed is executed by Grantor and accepted by Grantee subject to those validly existing and enforceable rights, interests and estates set forth in Exhibit B hereto (the "**Encumbrances**").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property, subject to the Encumbrances, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

PIN and Common Address: See Exhibit A

Box 400

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first set forth above.

GRANTOR:

400 SKOKIE BOULEVARD, LLC,
 a Delaware limited liability company

By: 400 Managers, LLC,
 a Delaware limited liability company,
 its manager

By: 400 Syndicated Managers, LLC,
 a Delaware limited liability company,
 its Manager

By: _____
 Name: Richard Kaplan
 Title: Manager

Property of Cook County Clerk's Office

STATE OF IL)
) ss.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Richard Kaplan, the manager of 400 Syndicated Managers, LLC, a Delaware limited liability company, the manager of 400 Managers, LLC, a Delaware limited liability company, and the manager of 400 Skokie Boulevard, LLC, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

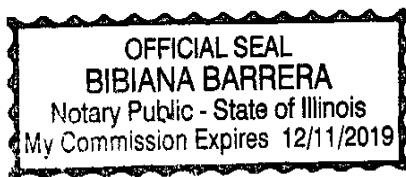
GIVEN under my hand and notarial seal, this 13 day of December 2017

Notary Public

(Seal)

My Commission Expires: 12/11/19

Send future real estate tax bills to:
 M-IV Skokie Property LLC
 205 West Wacker Drive, Suite 1300
 Chicago, Illinois 60606



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EXHIBIT A

LEGAL DESCRIPTION

LOT 2 IN 400 SKOKIE BOULEVARD RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN THE LANE PARK SUBDIVISION AND LOTS 9, 10 AND 11 IN BLOCK 6 IN HUGHES-BROWN-MOORE CORPORATION'S RESUBIDVISION OF UNITED REALTY COMPANY'S DUNDEE ROAD SUBDIVISION, IN THE SOUTHEAST ¼ OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED ON MAY 2, 2011 AS DOCUMENT 1112229014 IN COOK COUNTY, ILLINOIS.

PIN: 04-02-402-036-0000

COMMON ADDRESS: 400 SKOKIE BOULEVARD, NORTHBROOK, IL *60062*

REAL ESTATE TRANSFER TAX

29-Dec-2017



COUNTY:	10,475.00
ILLINOIS:	20,950.00
TOTAL:	31,425.00

04-02-402-036-0000

| 20171201665225 | 1-825-514-528

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2017, and subsequent years, not yet due or payable.
2. All matters as may be disclosed by the current survey.
3. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by through or under the lessees as disclosed on Seller's Title Certificate.
4. A 30 foot building line as shown on the Plat of said Subdivision. As shown on the Plat of Subdivision recorded July 15, 1976 as document 23560771. (Affects underlying Lots 9, 10 and 11 in Block 6 in Hughes-Brown-Moore Corporation's Resubdivision).
5. Easement for use of underground improvements and public utilities as shown on Plat of Subdivision recorded as document 9692524, and as shown on the Plat of 400 Skokie Boulevard Resubdivision, recorded as document 1112229014.
6. Declaration and grant of easement dated May 15, 1974 and recorded January 16, 1975 as document 22963582 from La Salle National Bank, a National Banking Association, as Trustee under Trust Nos. 34254, 37371 and 40315 to imoco-gateway Corporation, a corporation of Delaware, its successors and assigns for Ingress and egress together with the right, permission and authority to construct, reconstruct, maintain, use, renew and repair a roadway along and across a forty foot wide strip as shown on the Plat attached to said document and as disclosed by Plat of Subdivision recorded July 15, 1976 as document 23560771 which was amended by instrument recorded November 28, 1983 as document 26876732 and further amended by instrument recorded December 2, 1985 as document 85304544. (affects underlying Lot 1 in Lane Park Subdivision).
7. A 50 foot building line over the East line of the Land according to the Plat thereof recorded July 15, 1976 as document 23560771. (Affects underlying Lot 1 in Lane Park Subdivision).
8. Grant of easement over the Easterly 10 feet of the Northerly 100 feet of Lot 1 made by La Salle National Bank, as trustee and known as trust No. 53414 recorded October 11, 1983 as document 26815555 in, upon, under and along the Land 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, and as shown on the Plat of 400 Skokie Boulevard Resubdivision, recorded as document 1112229014.
9. Covenants, conditions and restrictions contained in the Restrictive Covenant Agreement made by Lasalle National Bank, as trustee under trust agreement dated November 1, 1977 and known as trust number 53414 to Village of Northbrook, recorded November 30, 1983 as document 26879965.

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Amendment to Restrictive Covenant Agreement Dated August 8, 1995 and recorded as document number 95882919.

Second Amendment to Restrictive Covenant Agreement recorded December 21, 2005 as document 0535503036.

Third Amendment to Restrictive Covenant Agreement Recorded April 10, 2007 as document 0710060095.

Fourth Amendment to Restrictive Covenant Agreement Recorded May 3, 2011 as document 1112318020.

Fifth Amendment to Restrictive Covenant Agreement recorded August 16, 2013 as document 1322822096. (affects the Land and other property).

10. Grant of easement recorded April 24, 1984 as document 27057008 made by La Salle National Bank of Chicago, as trustee under trust agreement dated November 1, 1983 and known as trust number 106999 to the Commonwealth Edison Company, a corporation of Illinois, its successors and assigns, to construct, operate, maintain, renew, relocate and remove from time to time wires, cables, conduits, manholes, transformers, pedestals and other facilities used in connection with underground transmission and distribution of electricity, together with right of access to the same and the right, from time to time, to trim or remove trees, bushes and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to said grant in, over, under, across, along and upon a portion of Lot 1 in Park Lane Subdivision, and as shown on the Plat of 400 Skokie Boulevard Resubdivision, recorded as document 1112229014.
11. Perpetual easement agreement for storm sewer and water main recorded April 17, 1984 as document 27048185 made by and between La Salle National Bank, as trustee under trust agreement dated November 1, 1983 and known as trust number 106999 and the Village of northbrook in, along, and upon that part of Lot 1 extending from the East property line to the West Property Line Thereof, the southern boundary of which is parallel to and 20 feet North of the South Property Line of Said Lot 1; the northern boundary of which is parallel to and 55 feet North of the South Property Line of said Lot 1 for a distance of 391 feet Westerly from the East Property Line of said Lot 1, Thence Northwesterly to Intersect the West Property Line of said Lot 1 at a point 90 feet North of the Southwest corner of Said Lot 1; plus the Westerly 10 feet of said Lot 1 between the South boundary of the easement premises therein described and the South Property Line of said Lot 1, and as shown on the Plat of 400 Skokie Boulevard Resubdivision, recorded as document 1112229014.
12. Terms, provisions, conditions and limitations contained in Ordinance No. 2013-22, a copy of which was recorded August 13, 2013 as document 1322544045, Releasing Ordinance No. 06-45 and amending an existing special permit for LandBanked parking in the O-4 Boulevard Office district 400 Skokie Boulevard. (Affects the Land and other property).
13. Terms, provisions, conditions and limitations contained in ordinance no. 2011-5 granting a special permit for more than one principal structure on a single zoning lot, approving a modification to a restrictive covenant for landbanked parking, modifying an existing site

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pan, and granting a yard variation and a parking space variation (400 Skokie Boulevard) (Plan commission docket no. 10-15) a copy of which was recorded May 3, 2011 as document 1112318019. (affects the land and other property).

14. Operation and easement agreement by and between 400 Skokie Boulevard, LLC, a Delaware Limited Liability Company and 400 Td Investors LLC, an Illinois Limited Liability Company, dated May 6, 2011 and recorded May 25, 2011 as document 1114518019, and the easements, terms, provisions and conditions relating thereto. (affects the Land and other property).
15. Easement in favor of the Commonwealth Edison Company, Sbc - Ameritech Illinois A.K.A. The Illinois Bell Telephone Company and Comcast Cable Communication, Inc., and Nicor 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 of Easement recorded February 6, 2012 as Document No. 1203716024. Reference is made to said Plat for exact locations. (affects the Land and other property).
16. A blanket easement, reserved and granted on the Plat of Resubdivision recorded as document 1112229014, for Cross Access & Parking over and across Lots 1 and 2, except those parts occupied or to be occupied by buildings or other structures, for vehicular and pedestrian ingress and egress to and from said Lots, and the terms and provisions relating thereto.
17. Utility easement, and the easement provisions and grantees as set forth on the Plat of Resubdivision recorded as document 1112229014.
18. Restrictive covenants and easements for storm water detention area and stormwater drainage, and the easement provisions and grantees as set forth on the Plat of Resubdivision recorded as document 1112229014.