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Doc# 1802506093 Fee \$56.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/25/2018 03:02 PM PG: 1 OF 10

Prepared by:

Mark D. Warcup, Esq.
Bradley & Associates, P.C.
1270 Soldiers Field Road
Boston, Massachusetts 02135

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT U.S. REIF Park Place Illinois, LLC, a Delaware limited liability company, having an office at c/o Intercontinental Real Estate Corporation, 1270 Soldiers Field Road, Boston, Massachusetts 02135 ("Grantor"), for and in consideration of the sum of \$10.00 Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto JT Clark Bryn Mawr, LLC, an Illinois limited liability company, having an office at 1901 N. Roselle Rd., Suite 650, Schaumburg, IL 60195 ("Grantee") the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof,

TO HAVE AND TO HOLD the said interests in the Real Estate, together with the respective interests in the improvements thereon and the rights, easements, privileges, hereditaments and appurtenances thereunto belonging or appertaining, and remainders, rents, issues and profits thereof, and all of the estate, right, title, interest, claim or demand whatsoever, of such Grantor, either in law or in equity, of, in and to the Real Estate, with the hereditaments and appurtenances, unto Grantee, its successors, heirs and assigns forever.

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Together with all buildings, structures, and improvements located thereon, and all rights, easements and appurtenances in any manner appertaining or belonging thereto (collectively, the "Property"), subject to those matters more specifically described on **Exhibit B**, which is attached hereto and incorporated herein by reference.



Permanent Tax Number: 02-12-101-045-0000

Address of real estate: ~~1311 N. Rand Rd., Palatine, IL 60074~~

1381 N. Rand Road, Palatine, IL 60074

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 or equity, of, in and to the above described premises: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and its successors and assigns forever. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor. The terms "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

The Grantor for itself and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed.

REAL ESTATE TRANSFER TAX		25-Jan-2018
	COUNTY:	2,500.00
	ILLINOIS:	5,000.00
	TOTAL:	7,500.00
02-12-101-045-0000 20180101685982 1-481-382-944		

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 16 day of January, 2018.

U.S. REIF PARK PLACE ILLINOIS, LLC
a Delaware limited liability company

BY:
U.S. REAL ESTATE INVESTMENT FUND REIT,
INC.
a Delaware corporation
its Manager

By:

Name: Thomas R. Taranto, Jr.

Title: Vice President

Send future real estate tax bills to:

NARE Management, LLC
1901 N. Roselle Rd. Ste 650
Schaumburg, IL 60195

Mail To:

Jay Zabel
Jay Zabel & Associates, Ltd.
55 W. Monroe St., Ste 3950
Chicago, IL 60603

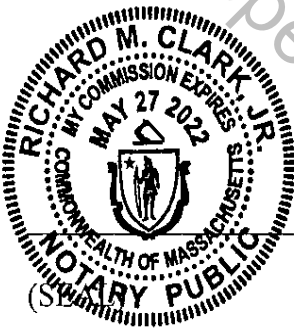
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COMMONWEALTH OF MASSACHUSETTS

Suffolk County, ss.

On this 16TH day of January, 2018, before me, the undersigned notary public, personally appeared Thomas P. Turatto, Jr., the Vice President of U.S. Real Estate Investment Fund REIT, Inc., a Delaware corporation, as Sole Member and Manager of U.S. REIF Park Place Illinois, LLC, a Delaware limited liability company, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose for and on behalf of said U.S. REIF Park Place Illinois, LLC.



[Handwritten Signature]

(official signature and seal of notary)

Name: Richard M. Clark Jr.

My commission expires: 5/27/2022

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EXHIBIT A

LEGAL DESCRIPTION

LOT 1 IN THE RESUBDIVISION OF LOT 2 IN PARK PLACE/WAL-MART SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 2010 AS DOCUMENT NUMBER 1008822049, IN COOK COUNTY, ILLINOIS, EXCEPTING THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTHEASTERLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE DUNDEE ROAD (STATE ROUTE 68) RIGHT-OF-WAY AT THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE EAST 150 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID WESTERLY LINE, BEING ALSO AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 220.40 FEET, TO A CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THE NORTH 290.4 FEET OF SAID EAST 150 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 21 SECONDS EAST, ALONG A COMMON LINE THEREOF, A DISTANCE OF 150.00 FEET, TO A COMMON CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID EASTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 178.89 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 364.51 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 3.80 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 210.91 FEET, TO THE EASTERLY LINE OF LOT 1 IN PARK PLACE/WAL-MART SUBDIVISION, RECORDED AS DOCUMENT NUMBER 0312103000, SAID LINE BEING A COMMON LINE WITH LOT 1 IN SAID RESUBDIVISION; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID COMMON LINE AND ITS SOUTHERLY EXTENSION, 883.70 FEET, TO A SOUTHWESTERLY LINE OF LOT 1 IN SAID RESUBDIVISION, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF SAID RAND ROAD (U.S. ROUTE 12) RIGHT-OF-WAY; THENCE SOUTH 46 DEGREES 05 MINUTES 50 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE, 178.08 FEET, TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 328.15 FEET, NORTHEASTERLY, HAVING A RADIUS OF 2,554.51 FEET, A CHORD BEARING SOUTH 49 DEGREES 46 MINUTES 38 SECONDS EAST, AND A CHORD DISTANCE OF 327.92 FEET, TO A SOUTHEASTERLY CORNER OF LOT 1 IN SAID RESUBDIVISION, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF FREMD SUBDIVISION RECORDED AS DOCUMENT NUMBER 16835555; THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST, ALONG A COMMON LINE THEREOF, 206.49 FEET, TO A COMMON CORNER THEREOF; THENCE NORTH 89 DEGREES 55 MINUTES 19 SECONDS EAST, ALONG A COMMON LINE THEREOF, 197.18 FEET, TO A

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SOUTHEASTERLY CORNER OF LOT 1 IN SAID RESUBDIVISION, SAID CORNER ALSO BEING A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST, ALONG SAID EASTERLY LINE, 1016.77 FEET, TO THE POINT OF BEGINNING.

CONTAINING 392,400.82 SQUARE FEET (9.008 ACRES), MORE OR LESS

Permanent Tax Number: 02-12-101-045-0000

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. General real estate taxes for the year 2017 and subsequent years, a lien not yet due and payable.
2. Terms and provisions of Ordinance No. 0-118-93, an ordinance amending Special Use Ordinance Numbers 0-132-85 and 0-6-91, Park Place Planned Development and recorded October 1, 1993 as Document No. 93786614, as amended by Ordinance No. 0-221-02 and recorded May 19, 2003 as Document No. 0313932091, as further amended by Ordinance No. 0-62-06 and recorded June 21, 2006 as Document No. 0617218043.
3. Terms and provisions contained in the Covenants and Restrictions recorded May 19, 2003 as document 0313932098; Notice Statement recorded October 17, 2003 as document 0329045226; First Amendment to Easements with Covenants and Restriction Affecting the Land recorded February 7, 2007 as document 0703822133; Notice Statement recorded February 7, 2007 as document 0703822143; Second Amendment to Easements with Covenants and Restrictions Affecting the Land, recorded April 13, 2010 as document 1010333065.
4. Terms and provisions contained in the Covenants and Restrictions recorded May 19, 2003 as document 0313932099; Notice Statement recorded October 17, 2003 as document 0329045227; Notice Statement recorded February 7, 2007 as document 0703822142.
5. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, and/or their successors in interest, for pole lines, conduits and maintenance purposes granted by document 87177406, recorded April 3, 1987, and document 87417161, recorded on July 29, 1987, and document 89286151, recorded on June 22, 1989, and the terms and conditions thereof, all as modified by Easement Disclaimer and Reservation made by and between Commonwealth Edison Company a/k/a The Commonwealth Edison Company and Ameritech a/k/a Illinois Bell Telephone Company, recorded November 19, 1999 as document 09091161.

Easement is also depicted on Final Plat of Resubdivision of Lot 2 in Park Place/Wal-Mart Subdivision recorded March 29, 2010 as document 1008822049.
6. Easement Agreement recorded May 19, 2003 as document 0313932100 and the terms and conditions contained therein.
7. Lease made by LaSalle National Bank, as trustee under a trust agreement dated July 25, 1985 and known as trust number 110109, Lessor, to TCF Bank Savings FSB, Lessee, for an initial term of 20 years, and the covenants and conditions as therein contained, as disclosed by a Memorandum dated July 21, 1989, and recorded January 28, 1990 as document 90138363; as affected by a Subordination, Non-Disturbance and Attornment Agreement recorded December 5, 2003 as document 0333944049.

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8. Tenants in possession as tenants only as set forth on the attached rent roll without any option to purchase or right of first refusal.
9. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Arthur R. Olsen on December 12, 2017, designated Project No. 10-4200F:
 - a) Building at 1165 Dundee Road encroaches into 30' building line.
 - b) High one story brick and steel frame building along easterly side of the Land encroaches over easement recorded as Document No. 09091161
10. Rights or interests of the adjoining owners in and relating to a party wall along or adjacent to the southerly boundary of Tract 1 and the northerly boundary of Tract 2 as depicted on a Plat of Survey made by Sight On Solutions, Inc., dated December 22, 2017, designated Job No. 17359.

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PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

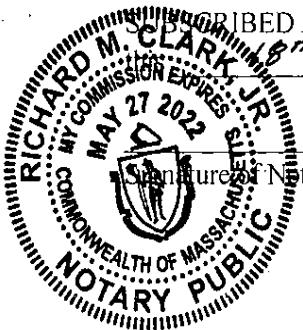
STATE OF ILLINOIS)
COUNTY OF COOK)

Thomas R. Taranto, Jr., the grantor or his/her agent, being duly sworn on oath, states that he/she resides at c/o Intercontinental Real Estate Corp., 1270 Soldiers Field Rd, Boston, MA 02135.
Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. One of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. The conveyance is of parcels of and or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

C. The division does not meet any of the above criteria and must have county approval (page 2).
Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook _____ County, State of Illinois, to accept the attached deed for recording.



SUBSCRIBED AND SWORN TO before me Richard M. Clark, Jr. Notary public
_____ day of January, 2018.

[Signature]
Notary Public

x [Signature]
Signature of Affiant Thomas R. Taranto, Jr.
Vice President of U.S. Real Estate Investment Fund
REIT, Inc. as Sole Member and Manager of
U.S. REIF Park Place Illinois, LLC

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For exemptions requiring approval:

Plat officer approval is required and attached.

Plat officer approval is not required because parcel is located wholly within municipal limits of _____, which does not require plat office review.

Agricultural exemption certificate attached.

Signature of Affiant

For municipal approval:

If the property is located within a municipality (or 1.5 miles of it), local ordinances may apply. *If exception 9 is used*, it is required that this land division be reviewed and approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five-day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

Date submitted to municipality(s) _____ Municipality jurisdiction
 County jurisdiction

Municipality (s) with jurisdiction: _____

Planning official's signature Printed name Date

Planning official's signature Printed name Date

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