

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Recorder of Deeds  
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**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION, as of March 7, 2018, **BROC, L.L.C.**, a Delaware limited liability company ("**Grantor**"), whose address is 10350 Bren Road West, Minnetonka, Minnesota 55343, hereby grants, bargains, and sells unto **Premier Therapeutics, LLC** ("**Grantee**"), whose address is 570 Village Center Drive, Unit 205, Burr Ridge, IL 60527, that certain real property located in Cook County, State of Illinois, which is legally described on Exhibit A attached hereto and made a part hereof (the "**Property**"), to have and to hold the Property aforesaid, with all and singular the hereditaments, rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto said Grantee, and unto its successors and assigns forever; said Grantor hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the attached described property, the rights and easements appurtenant to the attached Property, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants encumbering the Property, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. Grantor hereby covenanting that the said Property is free and clear from any encumbrance done or suffered by Grantor, and that Grantor will warrant and defend the title to said Property unto said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under Grantor but none other, except for the encumbrances set forth in Exhibit B attached hereto and made a part hereof.



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## EXHIBIT A

### Legal Description

#### PARCEL 1:

UNIT NUMBER 205 IN THE 570 VILLAGE CENTER DRIVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 2-2 IN BURR RIDGE VILLAGE CENTER RESUBDIVISION BEING A SUBDIVISION OF WEST 1/2 OF THE SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 20, 2007 AS DOCUMENT NUMBER 0735415113 AS AMENDED BY FIRST AMENDMENT RECORDED MARCH 13, 2009 AS DOCUMENT 0907216041 AND AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

#### PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, PARKING, UTILITIES INCLUDING STORM WATER DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND COMMUNICATION INCLUDING VERTICAL RIGHTS AND FOR STRUCTURAL SUPPORT AND ENCROACHMENTS, AS CREATED BY DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR BURR RIDGE VILLAGE CENTER DATED AUGUST 28, 2006 AND RECORDED OCTOBER 4, 2006 AS DOCUMENT 0627734122 AS AMENDED AND RESTATED BY DECLARATION RECORDED NOVEMBER 30, 2007 AS DOCUMENT 0733403124 OVER THE COMMON AREAS AS DEFINED THEREIN.

P.I.N. 18-30-300-053-1006

COMMONLY KNOWN AS:

570 VILLAGE CENTER DRIVE  
UNIT 205  
BURR RIDGE, ILLINOIS 60527

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. THE ILLINOIS CONDOMINIUM PROPERTY ACT, AND ALL BUILDING AND ZONING LAWS, ORDINANCES, STATE AND FEDERAL REGULATIONS.
3. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 570 VILLAGE CENTER DRIVE CONDOMINIUM RECORDED DECEMBER 20, 2007 AS DOCUMENT NO. 0735415113, AS AMENDED BY FIRST AMENDMENT RECORDED MARCH 13, 2009 AS DOCUMENT 0907216041 AND AS FURTHER AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
4. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BURR RIDGE PARK MADE BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 3, 1980 AND KNOWN AS TRUST NUMBER 48739 (DECLARANT) AND EMRO LAND COMPANY, A DELAWARE CORPORATION (DEVELOPER) RECORDED JANUARY 3, 1984 AS DOCUMENT 26915063 AND ANY AMENDMENTS RECORDED FROM TIME TO TIME RELATING TO LOCATION ZONES, VILLAGE APPROVAL, MAINTENANCE OF IMPROVEMENTS, UTILITIES, DESIGN, LANDSCAPING, SIGNS, RUBBISH, PARKING ASSESSMENTS, EASEMENTS AND OTHER PROVISIONS THEREIN CONTAINED.
5. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BURR RIDGE PARK OWNERS ASSOCIATION MADE BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 3, 1980 AND KNOWN AS TRUST NUMBER 48739 (DECLARANT) AND EMRO LAND COMPANY, A DELAWARE CORPORATION (DEVELOPER) RECORDED APRIL 12, 1984 AS DOCUMENT 27042757 AND ANY AMENDMENTS RECORDED FROM TIME TO TIME. (AFFECTS THE UNDERLYING LAND AND OTHER PROPERTY).
6. GRANT OF EASEMENT AND AGREEMENT RECORDED JANUARY 3, 1984 AS DOCUMENT 26915065 BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 3, 1980 AND KNOWN AS TRUST NUMBER 48739 (GRANTOR) AND THE VILLAGE OF BURR RIDGE, DUPAGE AND COOK COUNTIES (GRANTEE) AND AS DEPICTED ON PLAT OF BURR RIDGE PARK UNIT 1 RECORDED JANUARY 3, 1984 AS DOCUMENT 26915064, FOR THE BENEFIT OF THE PUBLIC, FOR THE PURPOSE OF INSPECTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING AND REPLACING UNDERGROUND SANITARY SEWER MAINS AND WATER MAINS

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AND APPURTENANCES. SAID GRANT DOCUMENT 26915065 ALSO INCLUDES A GRANT A PUBLIC UTILITY EASEMENT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSOR AND ASSIGNS OVER THE SAME AREA. (AFFECTS EASEMENT PARCEL)

7. 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 VARIOUS ISSUES INCLUDING INGRESS AND EGRESS EASEMENTS, SIGNAGE, STORM WATER EASEMENTS, FENCE AND RELATED LANDSCAPING AND PARKING AND PARKING DECKS CONTAINED IN THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND SIGNAGE, DATED SEPTEMBER 15, 2000 AND RECORDED OCTOBER 25, 2000 AS DOCUMENT 00839540 MADE BY COLE TAYLOR BANK AS TRUSTEE UNDER TRUST NUMBER 95-2107, AS AMENDED AND RESTATED AND REPLACED BY DECLARATION MADE BY OPUS REAL ESTATE IL VII BURR RIDGE L.L.C. AND LTF USA REAL ESTATE COMPANY, LLC, DATED AUGUST 15, 2006 AND RECORDED SEPTEMBER 20, 2006 AS DOCUMENT 0626331049, AS AMENDED BY FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND SIGNAGE RECORDED DECEMBER 10, 2010 AS DOCUMENT 1034431086 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE. (AFFECTS EASEMENT PARCEL).
8. TERMS AND CONDITIONS CONTAINED IN THE DEVELOPMENT AGREEMENT BETWEEN VILLAGE OF BURR RIDGE AND OPUS NORTH CORPORATION DATED APRIL 29, 2005 AND RECORDED MAY 31, 2005 AS DOCUMENT 051503100 RELATING TO VARIOUS ISSUES INCLUDING ZONING, PLAN APPROVAL AND SUBDIVISION APPROVAL, CONSTRUCTION OF STREETS AND REIMBURSEMENTS.

FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES AND OPUS NORTH CORPORATION, AMENDMENT DATED JUNE 29, 2006 AND RECORDED AUGUST 3, 2006 AS DOCUMENT 0621510090, RELATING TO DEVELOPMENT ACCORDING TO THE ORDINANCES ATTACHED TO SAID FIRST AMENDMENT AND A POLICING EXPENSE "CONTRIBUTION RELATIVE TO THE TRANSFER OF TITLE TO ANY PROPERTY LOCATED ON THE SUBJECT PROPERTY (I.E. RESIDENTIAL CONDOMINIUM UNITS), AS EVIDENCED BY THE RECORDING OF A DEED OR ASSIGNMENT OR TRANSFER OF BENEFICIAL INTEREST TO ANY PERSON/ENTITY." OPUS NORTH CORPORATION TO MAKE SAID CONTRIBUTION AT RATE OF \$5.00 PER \$1,000 OF VALUE FOR EACH TRANSFER, BEFORE RECORDATION OF THE DEED. SAID CONTRIBUTION SHALL ONLY APPLY TO THE INITIAL TRANSFER OF THE RESIDENTIAL CONDOMINIUM UNITS FOR THEIR STATED PURCHASE PRICE. SAID TERMS AND CONDITIONS SHALL CONSTITUTE

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A COVENANT RUNNING WITH THE LAND UNTIL INITIAL TRANSFER OF ALL OF THE RESIDENTIAL CONDOMINIUM UNITS HAS BEEN MADE. TO INSURE ANY FIRST DEED OF ANY RESIDENTIAL CONDOMINIUM LOCATED ON THE LAND, WE SHOULD BE FURNISHED WITH EVIDENCE OF COMPLIANCE WITH SAID DOCUMENT. ASSIGNMENT DATED AUGUST 15, 2006 AND RECORDED AUGUST 16, 2006 AS DOCUMENT 0622832088 FROM OPUS NORTH CORPORATION TO OPUS REAL ESTATE IL VII BURR RIDGE, L.L.C.

THIRD AMENDMENT DATED AUGUST 28, 2006 AND RECORDED SEPTEMBER 20, 2006 AS DOCUMENT 0626331045 AMENDS EXHIBIT A. (AFFECTS UNDERLYING LAND TO BURR RIDGE VILLAGE CENTER PUD SUBDIVISION 0627510200)

9. TERMS AND CONDITIONS CONTAINED IN THE INCREMENTAL SALES TAX REBATE AGREEMENT DATED APRIL 29, 2005 AND RECORDED MAY 31, 2005 AS DOCUMENT 0515103099 BETWEEN THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES AND OPUS NORTH CORPORATION RELATING TO ACQUISITION OF THE UNDERLYING LAND BY OPUS NORTH CORPORATION, CONSTRUCTION OF OFF-SITE IMPROVEMENTS AND REIMBURSEMENT BY THE VILLAGE OF BURR RIDGE TO OPUS NORTH CORPORATION FOR A CERTAIN PORTION OF SAID COSTS FROM A REBATE OF SALES TAX REVENUE GENERATED BY THE SITE. ASSIGNMENT DATED AUGUST 15, 2006 AND RECORDED AUGUST 16, 2006 AS DOCUMENT 0622832089 FROM OPUS NORTH CORPORATION TO OPUS REAL ESTATE IL VII BURR RIDGE, L.L.C. SECOND AMENDMENT DATED AUGUST 28, 2006 AND RECORDED SEPTEMBER 20, 2006 AS DOCUMENT 0626331046 AMENDS EXHIBIT A. (AFFECTS UNDERLYING LAND TO BURR RIDGE VILLAGE CENTER PUD SUBDIVISION 0627510200).
10. TERMS AND CONDITIONS CONTAINED IN THE SUBDIVISION IMPROVEMENT COMPLETION AGREEMENT DATED AUGUST 28, 2006 AND RECORDED OCTOBER 2, 2006 AS DOCUMENT 0627510199 MADE BY AND BETWEEN OPUS REAL ESTATE IL VII BURR RIDGE L.L.C. AND THE VILLAGE OF BURR RIDGE RELATING TO THE COMPLETION AND MAINTENANCE OF THE SUBDIVISION IMPROVEMENTS. (AFFECTS UNDERLYING LAND TO BURR RIDGE VILLAGE CENTER PUD SUBDIVISION 0627510200).
11. PUBLIC SIDEWALK AND LANDSCAPING EASEMENT IN FAVOR OF VILLAGE OF BURR RIDGE, 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 PLAT OF BURR RIDGE VILLAGE CENTER SUBDIVISION RECORDED OCTOBER 2, 2006 AS DOCUMENT 0627510200. (AFFECTS EASEMENT PARCEL).

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12. PRIVATE DRIVE EASEMENT IN FAVOR OF THE REMAINDER OF THE BURR RIDGE VILLAGE CENTER SUBDIVISION FOR THE PURPOSE OF INGRESS AND EGRESS, AS SHOWN ON BURR RIDGE VILLAGE CENTER SUBDIVISION RECORDED OCTOBER 2, 2006 AS DOCUMENT 0627510200 AND AS DESCRIBED IN DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 4, 2006 AS DOCUMENT 0627734129.

NOTE: PER SECTION 1(n) OF SAID DECLARATION MOST OF OUTLOT B IS ALSO DESIGNATED AS 'VILLAGE GREEN' AREA WITH NONEXCLUSIVE EASEMENT RIGHTS IN THE VILLAGE OF BURR RIDGE FOR USE AS OUTDOOR ACTIVITIES AS DESCRIBED THEREIN. (AFFECTS EASEMENT PARCEL)

13. 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 VARIOUS ISSUES INCLUDING EASEMENTS, COMMON AREAS, CONDITIONS AND RESTRICTIONS, STRUCTURAL SUPPORT, COMMON AREA MAINTENANCE AND PAYMENT OF 'CAM' EXPENSES, CONTAINED IN THE DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR BURR RIDGE VILLAGE CENTER DATED AUGUST 28, 2006 AND RECORDED OCTOBER 4, 2006 AS DOCUMENT 0627734129 AS AMENDED AND RESTATED BY DECLARATION RECORDED NOVEMBER 30, 2007 AS DOCUMENT 0733403124 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE. ASSIGNMENT OF DECLARANT'S RIGHTS BY OPUS REAL ESTATE II, VII BURR RIDGE, L.L.C. TO BRLEND, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, RECORDED DECEMBER 16, 2011 AS DOCUMENT 1135004152. ASSIGNMENT OF DECLARANT'S RIGHTS BY BRLEND, L.L.C. TO BURR DEED, L.L.C. RECORDED FEBRUARY 24, 2012 AS DOCUMENT NUMBER 1205533046. (AFFECTS ALL)
14. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY DOING BUSINESS AS SBC AMERITECH ILLINOIS AND THEIR RESPECTIVE LICENSEES, 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 MADE BY OPUS REAL ESTATE IL VI I BURR RIDGE, L.L.C. RECORDED DECEMBER 18, 2007 AS DOCUMENT NO. 0735239135. (AFFECTS EASEMENT PARCEL).