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Doc# 1808715107 Fee \$92.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/28/2018 11:54 AM PG: 1 OF 10

PREPARED IN THE LAW OFFICE OF:

Blanchard, Krasner & French, APC
800 Silverado Street, 2nd Floor
La Jolla, CA 92037

**RECORDING REQUESTED BY AND
~~WHEN RECORDED MAIL THIS DEED~~
AND ANY TAX STATEMENTS TO:**

BCM Holdings, LLC
9171 Towne Centre Drive, Suite 335
San Diego, CA 92122

AFTER RECORDING RETURN TO:
DOCUMENT PROCESSING SOLUTIONS, INC
590 W. LAMBERT RD.
BREA, CA 92821

MNG Granite

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

As of the 1st day of January, 2018, Granite Peak Property Investments, LP, a California limited partnership, as to an undivided 27.257% tenancy-in-common interest, representing all its interest ("**Grantor**") for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to it paid by BCM Holdings, LLC, a California limited liability company ("**Grantee**"), whose mailing address is 9171 Towne Centre Drive, Suite 335, San Diego, California 92122, the receipt and sufficiency of which are hereby acknowledged and confessed, grants to the Grantee against every person lawfully claiming by, through or under Grantor the real estate described in **Exhibit "A"** attached hereto and incorporated herein by this reference, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all right, title and interest, if any, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "**Real Property**").

This conveyance is given and accepted subject to the Permitted Exceptions set forth on "**Exhibit B**" attached hereto and to any and all municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the Real Property (herein called the "Permitted Encumbrances").

For the same consideration, Grantor hereby quitclaims any interest of Grantor in (i) strips or gores, if any, between the Real Property and abutting properties, and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Real Property.

[Signature Page to Follow]

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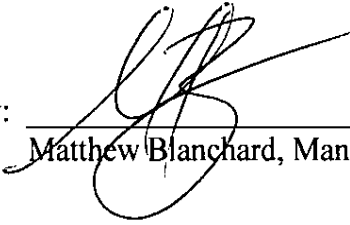
IN WITNESS WHEREOF, Grantor has signed and sealed this Deed as of the date shown above.

GRANTOR:

Granite Peak Property Investments, LP,
a California limited partnership

By: The Niki Group, LLC,
a California limited liability company
Its: General Partner

*Exempt under provision of Paragraph
"E" Section 31-45; Real Estate
Transfer Tax Act
11/31/2018
DATE*
*Cynthia Olvera
Agent*

By: 
Matthew Blanchard, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

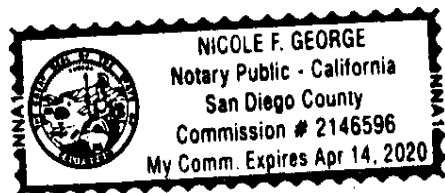
On December 12, 2017, before me, Nicole F. George,
Notary Public, personally appeared Matthew Blanchard, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies); and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(Seal)

WITNESS my hand and official seal.

Signature 



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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN RNR COMMERCIAL DEVELOPMENT RESUBDIVISION OF LOT 1 IN TODD'S RESUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NONEXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE RECIPROCAL EASEMENT AGREEMENT MADE BY AND BETWEEN JETCO PROPERTIES INC., AND DEVON BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 22, 1976 AND KNOWN AS TRUST NUMBER 2750 DATED JANUARY 7, 1998 AND RECORDED APRIL 7, 1999 AS DOCUMENT 99333669.

PIN: 04-26-409-045-0000

COMMON ADDRESS: 1509-1529 WAUKEGAN ROAD, GLENVIEW, IL 60025

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EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. TAXES FOR THE CURRENT YEAR, A LIEN NOT YET DUE OR PAYABLE
2. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES:
 - a. STAPLES THE OFFICE SUPERSTORE EAST, INC.
 - b. YUMMY DENTALAND ORTHODONTICS FOR KIDS, LTD.
 - c. GOODWILL RETAIL SERVICES, INC.
 - d. BLUE MIRROR, INC. D/B/A SALON A GO-GO
 - e. DCY FITNESS CENTERS, INC., D/B/A SNAP FITNESS
3. COVENANTS AND RESTRICTIONS CONTAINED IN THE LEASE TO STAPLES THE OFFICE SUPERSTORE EAST, INC., AS DISCLOSED BY THE MEMORANDUM THEREOF RECORDED FEBRUARY 23, 2005 AS DOCUMENT NUMBER 0505415012, RELATING, BUT NOT LIMITED TO, USE OF THE LAND.
4. LEASE MADE BY GLENVIEW PLAZA LLC AND OLD BRIAR LLC TO PETSMART, INC. DATED MARCH 2, 2015, A MEMORANDUM OF WHICH WAS RECORDED MARCH 6, 2015 AS DOCUMENT NO. 1506555058, DEMISING THE LAND FOR A TERM OF 10 YEARS, WITH OPTION TO EXTEND FOR TWO RENEWAL PERIODS OF 5 YEARS EACH, 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.
5. COVENANTS AND RESTRICTIONS CONTAINED IN THE LEASE TO PETSMART, INC., AS DISCLOSED BY THE MEMORANDUM THEREOF RECORDED MARCH 6, 2015 AS DOCUMENT NUMBER 1506555058, RELATING, BUT NOT LIMITED TO, USE OF THE LAND.
6. COVENANTS AND RESTRICTIONS CONTAINED IN DEED RECORDED SEPTEMBER 10, 1953 AS DOCUMENT 15716043 RELATING TO THE PROHIBITION FROM USING THE LAND AS A MOTEL OR TRAILER PARK.
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 USE OF THE PROPERTY CONTAINED IN THE DEED RECORDED NOVEMBER 8, 2004 AS DOCUMENT NO. 0431327124, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
8. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS.

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9. 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 17777775 RECORDED FEBRUARY 9, 1960 AND THE TERMS AND CONDITIONS THEREOF.
10. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE 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 GRANT RECORDED/FILED AS DOCUMENT NO. 20227341.
11. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS, 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 GRANT RECORDED/FILED AS DOCUMENT NO. 22235878.

NOTE: A PORTION OF THE EASEMENT WAS ABROGATED BY INSTRUMENT RECORDED APRIL 4, 2001 AS DOCUMENT 0010267295.

12. EASEMENT FOR A TRAFFIC SIGNAL AS ESTABLISHED BY GRANT FROM GLENVIEW PROPERTIES, INC., TO THE VILLAGE OF GLENVIEW RECORDED AS DOCUMENT NUMBER 85271913, AND THE TERM AND CONDITION THEREOF.
13. EASEMENT FOR A 10 (TEN) FOOT PUBLIC WATER MAIN AS CONTAINED IN THE PLAT OF EASEMENT GRANT RECORDED APRIL 4, 2001 AS DOCUMENT 0010267295, AND THE PROVISIONS RELATING THERETO.
14. 10 (TEN) FOOT EASEMENT FOR PUBLIC UTILITIES AS CONTAINED IN EASEMENT GRANT APRIL 4, 2001 AS DOCUMENT NUMBER 0010267295, AND THE PROVISIONS RELATING THERETO.
15. 20 FOOT PUBLIC STORM SEWER EASEMENT AS CONTAINED IN PLAT OF EASEMENT GRANT RECORDED APRIL 4, 2001 AS DOCUMENT NUMBER 0010267295, AND THE PROVISIONS RELATING THERETO.
16. RECIPROCAL EASEMENT AGREEMENT MADE BY AND BETWEEN JETCO PROPERTIES INC. AND DEVON BANK AS TRUSTEE UNDER TRUST NUMBER 2750 FOR THE PURPOSE OF INGRESS AND EGRESS VEHICULAR AND PEDESTRIAN TRAFFIC AS CONTAINED IN THE GRANT RECORDED APRIL 7, 1999 AS DOCUMENT NUMBER 99333669.
17. COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT BY AND BETWEEN GLENVIEW PLAZA LLC AN ILLINOIS LIMITED LIABILITY COMPANY AND OLD BRIAR LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND FIFTH THIRD BANK, A MICHIGAN BANKING CORPORATION DATED OCTOBER 28, 2004 AND RECORDED NOVEMBER 8, 2004 AS DOCUMENT NUMBER 0431327127.

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18. OVERFLOW EASEMENT AS SHOWN ON PLAT RNR COMMERCIAL DEVELOPMENT RESUBDIVISION RECORDED NOVEMBER 8, 2004 AS DOCUMENT 0431327123 AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
19. EXCLUSIVE STORM WATER DETENTION EASEMENT, 10 FOOT STORM SEWER EASEMENT AND 10 FOOT SANITARY SEWER EASEMENT AS SHOWN ON THE PLAT OF RNR COMMERCIAL DEVELOPMENT RESUBDIVISION RECORDED NOVEMBER 8, 2004 AS DOCUMENT NUMBER 0431327123 AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
20. GRANT OF EASEMENTS TO THE VILLAGE OF GLENVIEW, SBC, COMMONWEALTH EDISON, NORTHERN ILLINOIS GAS COMPANY, CABLE TELEVISION COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF GLENVIEW TO INSTALL MAINTAIN AND OPERATE THEIR EQUIPMENT TOGETHER WITH THE RIGHT OF ACCESS THERETO AS GRANTED ON PLAT OF RNR COMMERCIAL DEVELOPMENT RESUBDIVISION RECORDED NOVEMBER 8, 2004 AS DOCUMENT NUMBER 0431327123.
21. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
22. ENCROACHMENT OF THE CONCRETE CURB OVER THE NORTH LINE BY 0.42 FEET AS DISCLOSED BY SURVEY BY T.K.D LAND SURVEYORS, INC., DATED JANUARY 25, 2016 AND LAST REVISED JULY 11, 2016, ORDER NUMBER 16-031.

Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: Feb 7, 2018

SIGNATURE: _____
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: _____, 20____

NOTARY SIGNATURE: _____
see attached

AFFIX NOTARY STAMP BELOW

GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: _____, 20____

SIGNATURE: _____
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: _____, 20____

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

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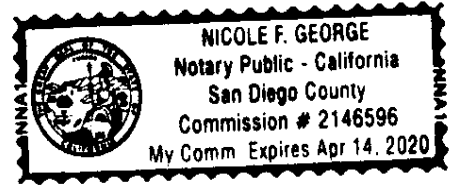
Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California)
County of San Diego)

Subscribed and sworn to (or affirmed) before me on this 7th day of February, 2018, by Matthew Blanchard, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Signature  (Seal)



Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: _____, 20____

SIGNATURE: _____
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

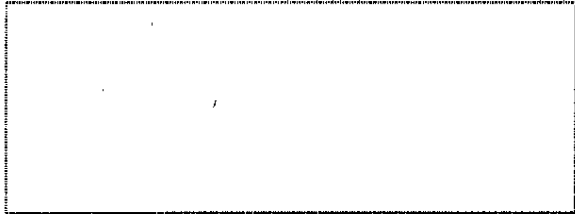
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: _____, 20____

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 2 | 21 | 2018

SIGNATURE: _____
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: _____, 20____

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

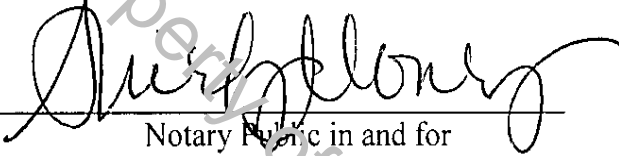
(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

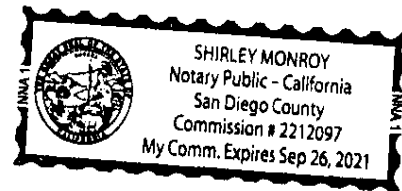
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STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

Subscribed and sworn to (or affirmed) before me on this 21 day of February, 2018, by Dave Young, proved to me on the basis of satisfactory evidence to the person(s) who appeared before me.


Notary Public in and for
Said County and State



Cook County Clerk's Office