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This document was prepared by:

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Attention: Charles J. Mack



Doc# 1824045057 Fee \$52.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/20/2018 01:41 PM PG: 1 OF 8

Upon Recording, return to:

Mack Law Group
1363 Shermer Road, Suite 210
Northbrook, Illinois 60062
Attention: Charles J. Mack

SPECIAL WARRANTY DEED

PEARLSHIRE SCHAUMBURG, LLC, an Illinois limited liability company ("Grantor"), whose address is 1701 E. Woodfield Road, Suite 327, Schaumburg, IL 60173, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents SELL AND CONVEY unto **FIRST FAMILY INVESTMENT, LLC**, an Illinois limited liability company (the "Karmen Grantee"), whose address is whose address is 1701 E. Woodfield Road, Suite 327, Schaumburg, IL 60173, its successors and assigns, and unto **BAGASRA REAL ESTATE, LLC**, an Illinois limited liability company, whose address is 1701 E. Woodfield Road, Suite 327, Schaumburg, IL 60173 (the "Bagasra Grantee"; the Karmen Grantee and Bagasra Grantee herein collectively called the "Grantee"), as tenants in common, the lots tracts or parcels of land lying, being and situated in the County of Cook, in the State of Illinois, the common address of which is 1939 N. Meacham Road, Schaumburg, Illinois 60173, legally described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property"), subject to the matters set forth on **Exhibit B** attached hereto and incorporated herein by reference (the "Permitted Exceptions"), as follows:

(a) Grantor sells and conveys to the Karman Grantee, an undivided twenty percent (20%) of Grantor's right, title and interest in and to the Property, as a tenant in common with the Bagasra Grantee; and,

(b) Grantor sells and conveys to the Bagasra Grantee, an undivided eighty percent (80%) of Grantor's right, title and interest in and to the Property, as a tenant in common with the Karman Grantee.

TO HAVE AND TO HOLD the premises aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto said Grantee and its or their successors and assigns forever, subject to the Permitted Exceptions, said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the

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EXHIBIT A

Legal Description

Common Address: 1939 North Meacham, Schaumburg, Illinois

PIN: 07 - 01 - 101 - 007 - 0000
07 - 12 - 101 - 022 - 0000

PARCEL 1:

LOT 1 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1 AND PART OF THE NORTH 1/2 OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 6, 1982 AS DOCUMENT NUMBER 26374113, (LESS AND EXCEPT THAT PART TAKEN THROUGH CONDEMNATION CASE 89L50751 AND EXCEPT THAT PART OF THE LAND CONVEYED TO THE VILLAGE OF SCHAUMBURG FALLING IN MEACHAM ROAD, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 1 WITH THE EASTERLY RIGHT OF WAY LINE OF MEACHAM ROAD ACCORDING TO FINAL JUDGMENT ORDER CONDEMNATION CASE NUMBER 89L50751 FILED NOVEMBER 14, 1995 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 39 MINUTES 31 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 4.57 FEET; THENCE SOUTHERLY 597.15 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 13713.33 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 4 DEGREES 40 MINUTES 29 SECONDS WEST, 597.10 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 69 DEGREES 50 MINUTES 30 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 4.27 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MEACHAM ROAD ACCORDING TO FINAL JUDGMENT ORDER CONDEMNATION CASE NUMBER 89L50751; THENCE NORTH 5 DEGREES 12 MINUTES 24 SECONDS EAST ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF MEACHAM ROAD, A DISTANCE OF 127.51 FEET (127.49 FEET, RECORDED); THENCE NORTHERLY 471.03 FEET (470.97 FEET, RECORDED) ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF MEACHAM ROAD ON A CURVE TO THE LEFT HAVING A RADIUS OF 11529.16 FEET, THE CHORD OF SAID CURVE BEARS NORTH 4 DEGREES 26 MINUTES 52 SECONDS EAST, 471.00 FEET (470.93 FEET, RECORDED) TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ARTICLE IV OF THE DECLARATION OF PROTECTIVE COVENANTS, RECORDED MARCH 28, 1980 AS DOCUMENT NUMBER 25406331, FOR INGRESS AND EGRESS AND UTILITIES UPON, OVER, ALONG, AND ACROSS "DRUMMER DRIVE" AS DEPICTED ON EXHIBIT "3" OF DOCUMENT NUMBER 25406331.

PARCEL 3:

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN PARAGRAPH 1 OF THE DECLARATION OF EASEMENTS FOR RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, FOR THE PURPOSE OF INGRESS AND EGRESS UPON, OVER, ALONG AND ACROSS THE AREAS DESIGNATED AS "ACCESS AND CIRCULATION ROADS AND SIDEWALKS" ON EXHIBIT "3" OF DOCUMENT NUMBER 26442124 AND CREATED BY DEED RECORDED DECEMBER 17, 1982 AS DOCUMENT NUMBER 26442125.

PARCEL 4:

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ARTICLE IV OF THE DECLARATION OF PROTECTIVE COVENANTS RECORDED MARCH 28, 1980 AS DOCUMENT NUMBER 25406331 FOR DRAINAGE OVER AND UPON THE "STORM WATER DETENTION AREAS" AS DEPICTED ON EXHIBIT "3" OF DOCUMENT NUMBER 25406331.

PARCEL 5:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 UPON, OVER, UNDER, ALONG AND

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ACROSS THOSE PARTS OF LOTS 3, 4, 5, AND 6 AS SET FORTH ON THE PLAT OF SUBDIVISION OF WALDEN INTERNATIONAL, RECORDED JANUARY 30, 1980 AS DOCUMENT NUMBER 25342431, WITHIN THE AREAS MARKED "UTILITY EASEMENTS" AND UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS 2 AND 3 AS SET FORTH ON THE PLAT OF RESUBDIVISION OF LOTS 1 AND 2 OF WALDEN INTERNATIONAL, RECORDED OCTOBER 6, 1982 AS DOCUMENT NUMBER 26374113, WITHIN THE AREAS MARKED "UTILITY EASEMENTS HEREBY DEDICATED" AND "EXISTING UTILITY EASEMENTS", FOR THE PURPOSES OF SEWER, GAS AND WATER SERVICES.

PARCEL 6:

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS 2 AND 3 OF THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, AS SET FORTH IN THE DECLARATION OF EASEMENTS FOR RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, FOR CONSTRUCTING, UTILIZING, REPAIRING, MAINTAINING AND RECONSTRUCTING "UTILITY LINES" AS DEPICTED IN EXHIBIT "C" OF SAID DECLARATION RECORDED DECEMBER 17, 1982 AS DOCUMENT NUMBER 26442124 AND AS CREATED BY DEED RECORDED DECEMBER 17, 1982 AS DOCUMENT NUMBER 26442125, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 7:

PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR THE PARKING OF MOTOR VEHICLES AND INGRESS AND EGRESS FOR MOTOR VEHICLES AND PEDESTRIANS TO AND FROM PARCEL 1 OVER THE OFFICE PARCEL PARKING AREA AS CREATED AND DEFINED IN THE PARKING EASEMENT AGREEMENT DATED NOVEMBER 11, 1995 AND RECORDED DECEMBER 29, 1995 AS DOCUMENT NUMBER 95908016 AND RE-RECORDED DECEMBER 6, 1996 AS DOCUMENT NUMBER 96923551 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 10717-00 AND QUEBEC STREET INVESTMENTS INC.

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EXHIBIT B

Permitted Exceptions

Real estate taxes for the calendar year 2018 and thereafter

2. MEMORANDUM OF LEASE WAS RECORDED SEPTEMBER 19, 2003 AS DOCUMENT NUMBER 0326222028 MADE BY AND BETWEEN VOICESTREAM GSM 1 OPERATING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TENANT, AND HHP-SCHAUMBURG, LLC, LANDLORD.
3. MEMORANDUM OF BUILDING AND ROOFTOP LEASE AGREEMENT DATED JANUARY 19, 2009 AND RECORDED JANUARY 26, 2009 AS DOCUMENT NUMBER 0902618007 MADE BY AND BETWEEN HHP-SCHAUMBURG, LLC, LESSOR, AND CHICAGO SMSA LIMITED PARTNERSHIP, DBA VERIZON WIRELESS, LESSEE.
4. EASEMENT RESERVED ON PLAT FOR PUBLIC UTILITIES AND FOR THE INSTALLATION OF WATER, AND SEWER MAINS, POLES, DUCTS, WIRES AND LINES OVER THOSE AREAS SHOWN BY DOTTED LINES AND MARKED UTILITY ON PLAT RECORDED JANUARY 30, 1980 AS DOCUMENT NUMBER 25342431.
5. RECIPROCAL AND NON-EXCLUSIVE EASEMENTS FOR STORM WATER DRAINAGE AND DETENTION, INGRESS AND EGRESS AND UTILITIES AS ESTABLISHED BY ARTICLE VI OF THE DECLARATION OF PROTECTIVE COVENANTS DATED MARCH 17, 1980 AND RECORDED MARCH 28, 1980 AS DOCUMENT NUMBER 25406331.

AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS DATED DECEMBER 20, 2000 AND RECORDED JULY 3, 2001 AS DOCUMENT NUMBER 0010588003.

DECLARATION OF PROTECTIVE COVENANTS DATED JULY 23, 2004 AND RECORDED JANUARY 26, 2005 AS DOCUMENT NUMBER 0502612185.

(AFFECTS PARCEL 1 AND OTHER PROPERTY)

6. GRANT OF EASEMENT MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 6, 1973 AND KNOWN AS TRUST NUMBER 46592 AND SENIOR PROPERTIES INC., A CORPORATION OF ILLINOIS TO THE VILLAGE OF SCHAUMBURG RECORDED MARCH 26, 1981 AS DOCUMENT NUMBER 25819220 FOR A BICYCLE PATH OVER THE WESTERLY 15 FEET OF LOT 1 IN WALDEN INTERNATIONAL.
7. COVENANTS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF PROTECTIVE COVENANTS WALDEN INTERNATIONAL EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1973 AND KNOWN AS TRUST NUMBER 45533 AND AS TRUSTEE UNDER

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REQUIRED TO CURE THE DEFAULT; THAT SAID COSTS AND EXPENSES ARE PAYABLE BY SAID OWNER AND SHALL BE A CONTINUING LIEN ON THE LAND OWNED IN FEE BY THE DEFAULTING OWNER, SUBORDINATE TO THE LIEN OF ALL PRESENT AND FUTURE MORTGAGES.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

NOTE: ALL ASSESSMENTS ARE PAID CURRENT THROUGH THE DATE OF THE POLICY.

(AFFECTS PARCEL 1)

10. EASEMENT OVER THE AREA AS SHOWN BY DOTTED LINES FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN BY DOTTED LINES ON THE PLAT OF SUBDIVISION OF WALDEN INTERNATIONAL RECORDED JANUARY 30, 1980 AS DOCUMENT NUMBER 25342431.

(AFFECTS PARCEL 1 AND OTHER PROPERTY)

11. EASEMENT OVER THE AREA AS SHOWN BY DOTTED LINES FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN BY DOTTED LINES ON THE PLAT OF SUBDIVISION OF WALDEN INTERNATIONAL RECORDED JANUARY 30, 1980 AS DOCUMENT NUMBER 25342431.

(AFFECTS PARCEL 1 AND OTHER PROPERTY)

12. NON EXCLUSIVE EASEMENT FOR GENERAL UTILITY PURPOSES, INCLUDING BUT NOT LIMITED TO ELECTRICITY, GAS, WATER, STORM SEWER, SANITARY SEWER AND TELEPHONE, OVER, UPON, ACROSS, THROUGH AND UNDER EASTERLY 20 FEET OF LOT 1 AND LOT 2 OF WALDEN INTERNATIONAL CONTAINED IN PARAGRAPH 1 OF THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE DECEMBER 14, 1981 BY WALDEN INVESTMENT CORPORATION, A CORPORATION OF ILLINOIS TO AMERICAN NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 15, 1981 AND KNOWN AS TRUST NUMBER 52538, SAID DECLARATION RECORDED DECEMBER 17, 1981 AS DOCUMENT NUMBER 26088347.

(AFFECTS PARCEL 1 AND OTHER PROPERTY)

13. EASEMENT FOR EMERGENCY INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC, OVER, UPON, ACROSS, THROUGH AND UNDER ALL PARKING, COMMON OPEN AND/OR PUBLIC AREAS, WAYS AND LANES CONTAINED IN PARAGRAPH 1 OF THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE DECEMBER 14, 1981 AND RECORDED DECEMBER 17, 1981 AS DOCUMENT NUMBER 26088347 MADE BY WALDEN INVESTMENT CORPORATION, A CORPORATION OF ILLINOIS TO AMERICAN NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 15, 1981 AND KNOWN AS TRUST NUMBER 52538.

(AFFECTS PARCELS 1, 3, 6 AND 7)

14. EASEMENT AS SHOWN ON PLAT OF RESUBDIVISION RECORDED OCTOBER 6, 1982 AS DOCUMENT

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NUMBER 26374113 RESERVED FOR AND GRANTED TO CABLENET OF ILLINOIS, INCORPORATED, THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY AND THE VILLAGE OF SCHAUMBURG AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS AND CABLES, SEWERS AND WATER MAINS WITH ALL NECESSARY MANHOLES, PHONE, ELECTRIC, SEWER, GAS AND WATER SERVICE, TOGETHER WITH RIGHT TO KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS AND RELATING TO PERMANENT BUILDINGS OR STRUCTURES.

NOTE: AGREEMENT OF THE ILLINOIS BELL TELEPHONE COMPANY TO ALLOW THE ERECTION OF BUILDINGS OR IMPROVEMENTS ON 10 FOOT EASEMENT TO THE ILLINOIS BELL TELEPHONE COMPANY AS MARKED ON SAID PLAT.

(AFFECTS PARCEL 1)

15. TERMS, PROVISIONS AND CONDITIONS RELATING TO THE NON EXCLUSIVE EASEMENTS DESCRIBED AS PARCEL NUMBERS 2, 3, 4, 5, 6 AND 7 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENTS.

(AFFECTS PARCELS 2, 3, 4, 5, 6 AND 7)

16. RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF THE EASEMENTS.

(AFFECTS PARCEL 2, 3, 4, 5 AND 6)

17. RIGHTS OF RELOCATION CONTAINED IN PARAGRAPHS 1 AND 4 (D) OF THE DECLARATION OF EASEMENTS FOR RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL RECORDED DECEMBER 17, 1982 AS DOCUMENT NUMBER 26442124.

(AFFECTS PARCELS 2 AND 6)

18. VIOLATION OF THE COVENANTS AND RESTRICTION SET FORTH IN DOCUMENT NUMBER 25406331 (AND REFERRED TO HEREIN IN SCHEDULE A AND B OF THE COMMITMENT/POLICY) IN THAT THE LAND WAS NOT DEVELOPED IN ACCORDANCE WITH THE PRELIMINARY SITE PLAT(EXHIBIT 3) ATTACHED TO SAID INSTRUMENT AS CONTAINED ON EXHIBIT B TO THE WARRANTY DEED RECORDED JULY 2, 2015 AS DOCUMENT NUMBER 1518319132.

NOTE: ALTA 34-06 TO BE ISSUED FOR ABOVE EXCEPTION.

19. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE PARKING EASEMENT AGREEMENT RECORDED DECEMBER 29, 1995 AS DOCUMENT NUMBER 95908016 AND RE-RECORDED DECEMBER 6, 1996 AS DOCUMENT NUMBER 96926551 GRANTING AN EASEMENT FOR PARKING OVER PARCEL 1 AND OTHER PROPERTY NOT NOW IN QUESTION MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 15, 1988 KNOWN AS TRUST NUMBER 107177-00 AND QUEBEC STREET INVESTMENTS, INC., A DELAWARE CORPORATION.

20. 20 FOOT EASEMENT IN, UPON, UNDER, OVER AND ALONG THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY RECORDED OCTOBER 28, 1983 AS DOCUMENT NUMBER 26841094.

21. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER

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RECORDED SEPTEMBER 25, 2006 AS DOCUMENT NUMBER 0626815180.

22. IN RELATION TO PARCELS 3 AND 6 NO INSURANCE IS EXTENDED AS TO THE EXACT LOCATION OR DIMENSIONS, OF SAID EASEMENTS UNTIL COMPLETION OF IMPROVEMENTS AND THE RECORDING OF A PROPER SUPPLEMENTAL INSTRUMENT, EXECUTED BY ALL NECESSARY PARTIES, DEFINING SAID EASEMENT AREAS.

23. MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING DATED MARCH 29, 2018 AND RECORDED APRIL 2, 2018 AS DOCUMENT NUMBER 1809234059 MADE BY PEARLSHIRE SCHAUMBURG, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO FIRST MIDWEST BANK, TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$14,000,000.00.

24. MATTERS AS DISCLOSED ON THE PLAT OF SURVEY PREPARED BY MILLMAN NATIONAL LAND SERVICES LAST REVISED JUNE 29, 2015 AS PROJECT NUMBER 35341 (34489), AS FOLLOWS:
 - A) ENCROACHMENT OF 1 STORY PRE-CAST CONCRETE & STUCCO OVER THE 10 FOOT TELEPHONE EASEMENT.

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