

UNOFFICIAL COPY

8985673 D6 1 of 3
PREPARED BY:

David Neboyskey
The Inland Real Estate Group, LLC
2901 Butterfield Road
Oak Brook, Illinois 60523

Doc#: 1829519147 Fee: \$80.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/22/2018 09:49 AM Pg: 1 of 17

Dec ID 20181001610307
ST/CO Stamp 1-900-678-304 ST Tax \$1,250.00 CO Tax \$625.00

SEND TAX NOTICES TO:

MJR/Southpoint Real Estate Holding Company, LLC
790 Estate Drive, Suite 100
Deerfield, IL 60015

SPACE ABOVE THIS LINE FOR RECORDING DATA

Tax Folio or Parcel ID No. See attached Exhibit A

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed") made this 18 day of October, 2018 by and between **Inland Southpoint Venture, L.L.C.**, a Delaware limited liability, whose address is 2901 Butterfield Road, Oak Brook, Illinois 60523, and **Villa Bordeaux LLC**, a Delaware limited liability company, whose address is 2901 Butterfield Road, Oak Brook, Illinois 60523 ("**Grantor**"), and **MJK/Crystal City Real Estate Holding Company, LLC**, an Illinois limited liability company ("**Grantee**"), whose address is 790 Estate Drive, Suite 100, Deerfield, Illinois 60015.

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, and convey unto Grantee and its successors and assigns forever, all those pieces, parcels, or tracts of real estate more fully described in Exhibit A attached hereto (the "Real Estate"), together with all buildings, improvements and fixtures located on the Real Estate and all and singular rights, easements, tenements, privileges, hereditaments, and appurtenances to the Real Estate belonging or in any wise incident or appertaining thereto (collectively, the "Premises").

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto Grantee, its successors and assigns, forever.

The Premises are being conveyed subject to the lien of taxes not yet due and payable on the date of delivery of this Deed, the easements and other matters set forth in Exhibit B attached hereto (the "Permitted Encumbrances").

Grantor hereby covenants and agrees that it will warrant and forever defend the right and title to the Premises unto the Grantee and its successors and assigns against the claims of Grantor and all others claiming by, through, or under Grantor, but not otherwise, subject, however to the Permitted Encumbrances.

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has caused this Deed to be properly executed on this the 18th day of October, 2018.

GRANTOR:

INLAND SOUTHPOINT VENTURE, L.L.C., a Delaware limited liability company

By: Inland Southpoint, Inc., an Illinois corporation, its Manager

By: [Signature]
Name: Prashant Bodhanwala
Title: Treasurer

VILLA BORDEAUX LLC, a Delaware limited liability company

By: Villa Bordeaux Apartments Limited Partnership, an Illinois limited partnership, its sole member

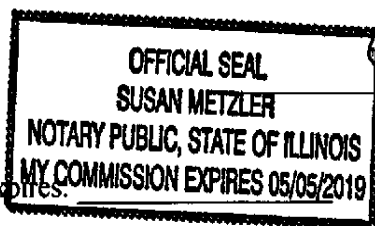
By: Inland Real Estate Investment Corporation, a Delaware corporation, its general partner

By: [Signature]
Name: Grudaloe Griffin
Title: Senior Vice President

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the county and state aforesaid, DO HEREBY CERTIFY that Prashant Bodhanwala personally known to me to be treasurer of Inland Southpoint Venture, L.L.C., a Delaware limited liability company, appeared before me this day in person and acknowledged that he/she, being thereunto duly authorized, signed and delivered the said instrument as his/her own free and voluntary act as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16th day of October 2018.

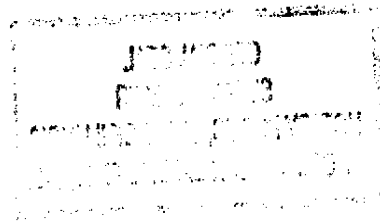


[Signature]
Notary Public

My Commission Expires _____

UNOFFICIAL COPY

Property of Cook County Clerk's Office

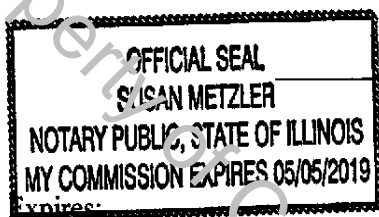


UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the county and state aforesaid, DO HEREBY CERTIFY that Gradalope Griffin, personally known to me to be Sr. VP of Villa Bordeaux LLC, a Delaware limited liability company, appeared before me this day in person and acknowledged that he/she, being thereunto duly authorized, signed and delivered the said instrument as his/her own free and voluntary act as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16th day of October 2018.



Susan Metzler
Notary Public

My Commission Expires:

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1:**

PART OF LOT 1 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 1, THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 533.00 FEET TO THE SOUTH EAST CORNER OF LOT 1; THENCE SOUTH 59 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 140.00 FEET TO A CORNER OF LOT 1; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 179.40 FEET; THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 46.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 105.00 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 150.00 FEET; THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST 40.30 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 90.00 FEET; THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST 64.70 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST 240.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALSO THAT PART OF LOT 1 IN SAID CUB ADDITION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 451.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG SAID EAST LINE OF LOT 1 A DISTANCE OF 81.57 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 59 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 140.00 FEET TO A CORNER OF LOT 1; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF LOT 1 A DISTANCE OF 179.40 FEET; THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 46.57 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 240.00 FEET; THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 64.70 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST 13.45 FEET; THENCE NORTH 44 DEGREES, 58 MINUTES, 49 SECONDS EAST 56.99 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 33.80 FEET TO THE POINT OF BEGINNING;

ALSO LOT 3 IN SAID CUB ADDITION, EXCEPTING THAT PART DESCRIBED AS FOLLOWS:

UNOFFICIAL COPY

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, BEING ALSO THE NORTHWEST CORNER OF LOT 1 IN SAID CUB ADDITION, THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG THE WESTERLY LINE OF LOT 1 A DISTANCE OF 191.95 FEET TO A POINT OF CURVATURE; THENCE CONTINUING IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF LOT 1, SAID LINE BEING A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 130.00 FEET, AN ARC DISTANCE OF 108.42 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 105.30 FEET AND A BEARING OF SOUTH 23 DEGREES, 54 MINUTES, 41 SECONDS EAST; THENCE SOUTH 47 DEGREES, 48 MINUTES, 11 SECONDS EAST ALONG THE WESTERLY LINE OF LOT 1 A DISTANCE OF 280.60 FEET TO A POINT OF CURVATURE; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF LOT 1, SAID LINE BEING A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 122.50 FEET, AN ARC DISTANCE OF 90.26 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 88.23 FEET AND A BEARING OF SOUTH 68 DEGREES, 54 MINUTES, 41 SECONDS EAST; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST ALONG THE SOUTHERLY LINE OF LOT 1 A DISTANCE OF 118.40 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF LOT 1, SAID LINE BEING A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 77.50 FEET, AN ARC DISTANCE OF 89.45 FEET TO A CORNER OF LOT 1, THE CHORD OF SAID ARC HAVING A LENGTH OF 84.57 FEET AND A BEARING OF SOUTH 56 DEGREES, 57 MINUTES, 10 SECONDS EAST; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 1 A DISTANCE OF 22.68 FEET, THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 57.50 FEET, AN ARC DISTANCE OF 57.16 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 54.83 FEET, AND A BEARING OF NORTH 61 DEGREES, 32 MINUTES, 37 SECONDS WEST, THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST 118.40 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 142.50 FEET, AN ARC DISTANCE OF 104.99 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 102.64 FEET, AND A BEARING OF NORTH 68 DEGREES, 54 MINUTES, 41 SECONDS WEST; THENCE NORTH 47 DEGREES, 48 MINUTES, 11 SECONDS WEST 280.60 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 125.09 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 121.50 FEET, AND A BEARING OF NORTH 23 DEGREES, 54 MINUTES, 41 SECONDS WEST; THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 192.04 FEET TO THE NORTH LINE OF LOT 3; THENCE SOUTH 89 DEGREES, 59 MINUTES, 29 SECONDS EAST 20.00 FEET TO THE PLACE OF BEGINNING;

ALSO EXCEPTING FROM SAID LOT 3 THAT PORTION FALLING WITHIN SOUTHPPOINT RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 3 IN THE CUB ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 2017 AS DOCUMENT NO. 1706929022, IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PART OF LOTS 1, 2 AND 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT 27090321, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3 IN THE CUB ADDITION;

UNOFFICIAL COPY

THENCE NORTH 47 DEGREES, 48 MINUTES, 11 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, BEING ALSO THE NORTHEASTERLY LINE OF RAND ROAD, A DISTANCE OF 410.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF LOT 3, NORTH 47 DEGREES, 48 MINUTES, 11 SECONDS WEST 190.40 FEET; THENCE NORTH 42 DEGREES, 11 MINUTES, 49 SECONDS EAST 120.00 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 153.58 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 45.07 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 57.50 FEET, AN ARC DISTANCE OF 57.16 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 54.83 FEET, AND A BEARING OF SOUTH 61 DEGREES, 32 MINUTES, 37 SECONDS EAST; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 25.91 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 11 SECONDS WEST 46.57 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 294.22 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 20.28 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 6.42 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 00 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 341.95 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 11.77 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 22.80 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 305.66 FEET; THENCE SOUTH 42 DEGREES, 11 MINUTES, 49 SECONDS WEST 62.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 58 THROUGH 66 INCLUSIVE IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO, VACATED PRAIRIE AVENUE (33 FEET WIDE), LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 66, AND NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 58 (BEING ALSO THE NORTH LINE OF JANE AVENUE); ALSO VACATED LILLIAN (66 FEET WIDE), LYING BETWEEN LOTS 63 AND 64 ALL IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174 AND FILED JULY 14, 1989 AS DOCUMENT LR3809529 IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PART OF LOTS 61 THROUGH 65, INCLUSIVE, IN C. A., GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT LR396997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE) AND VACATED LILLIAN AVENUE (66 FEET WIDE), VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 62 IN SAID C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 62 AND LOT 61, A DISTANCE OF 179.19 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 204.61 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 0.33 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 42.65 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 94.86 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 10.96 FEET;

UNOFFICIAL COPY

THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 39.80 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 24.32 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 3.08 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 20.18 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 7.00 FEET; THENCE SOUTH 44 DEGREES, 58 MINUTES, 12 SECONDS WEST 12.73 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 121.74 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 1.26 FEET TO THE WEST LINE OF VACATED PRAIRIE AVENUE, AFORESAID; THENCE NORTH 00 DEGREES, 01 MINUTES, 11 SECONDS WEST ALONG SAID WEST LINE 341.95 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 3.23 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 10.15 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 1.96 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 152.09 FEET; THENCE SOUTH 45 DEGREES, 01 MINUTES, 48 SECONDS EAST 12.73 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 7.00 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 20.18 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 3.08 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 24.38 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 21.40 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 10.90 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 349.03 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 226.45 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 44.97 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 20.75 FEET TO A POINT ON THE EAST LINE OF LOT 65 IN SAID C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST ALONG THE EAST LINE AND EAST LINE EXTENDED OF SAID LOTS 63, 64 AND 65, A DISTANCE OF 313.40 FEET TO THE PLACE OF BEGINNING;

ALSO EXCEPTING

PART OF LOTS 62 AND 63 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT LR396997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE) AND VACATED LILLIAN AVENUE (66 FEET WIDE), VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 63; THENCE SOUTH 89 DEGREES, 42 MINUTES, 11 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 63, A DISTANCE OF 32.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 90.01 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 10.90 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 21.40 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 24.38 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 3.08 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 20.18 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 7.00 FEET; THENCE NORTH 45 DEGREES, 01 MINUTES, 48 SECONDS WEST 12.73 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 152.09 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 64.46 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 53.60 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING

UNOFFICIAL COPY

PART OF LOTS 61 AND 62 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT LR396997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE), VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 61; THENCE SOUTH 89 DEGREES, 41 MINUTES, 51 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 61, A DISTANCE OF 32.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 80.29 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 64.46 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 121.74 FEET; THENCE NORTH 44 DEGREES, 58 MINUTES, 12 SECONDS EAST 12.73 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 7.00 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 20.18 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 3.08 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 24.32 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 39.80 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 10.96 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 14.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 44, 45, AND 46 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT LR396997; ALSO THAT PART OF VACATED LILLIAN AVENUE (66 FEET WIDE), VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174, LYING BETWEEN SAID LOTS 45 AND 46 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3, AS CREATED BY DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 1, 1988 AS DOCUMENT 88046282, BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 21, 1983 AND KNOWN AS TRUST NUMBER 57529, AND LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1986 AND KNOWN AS TRUST NUMBER 111531 FOR INGRESS AND EGRESS AND PASSAGE OF PEDESTRIANS AND MOTOR VEHICLES OVER THAT PART OF THE LAND DESIGNATED "SERVICE EASEMENT" ON THE SITE PLAN ATTACHED TO SAID DECLARATION AS EXHIBIT C, IN COOK COUNTY, ILLINOIS, AS AMENDED BY FIRST AMENDMENT RECORDED AS DOCUMENT 88409221, (EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT 95498113).

PARCEL 6:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3, AS CREATED BY DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS

UNOFFICIAL COPY

RECORDED FEBRUARY 1, 1988 AS DOCUMENT 88046282, BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 4, 1983 AND KNOWN AS TRUST NUMBER 57529, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1986 AND KNOWN AS TRUST NUMBER 111531, FOR INGRESS, EGRESS AND PASSAGE BY PEDESTRIANS, AND INGRESS, EGRESS, PASSAGE AND PARKING BY MOTOR VEHICLES OVER THE LAND NORTH AND EAST AND ADJOINING PARCELS 1 AND 2, IN COOK COUNTY, ILLINOIS, AS AMENDED BY FIRST AMENDMENT RECORDED AS DOCUMENT 88409221, (EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT 95498113).

PARCEL 7:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2, AS SET FORTH IN PLAT OF SUBDIVISION RECORDED AS DOCUMENT 27090321 FOR INGRESS AND EGRESS, OVER SO MUCH OF THAT PART OF THE LAND DESIGNATED "ACCESS EASEMENT" ON SAID PLAT AS FALLS WITHIN THAT PART OF LOT 3 EXCEPTED FROM PARCEL 2 HEREIN, IN COOK COUNTY, ILLINOIS, (EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT 95498113).

PARCEL 8:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2, AS SET FORTH IN PLAT OF SUBDIVISION RECORDED AS DOCUMENT 27090321, FOR PRIVATE WATER MAIN, OVER SO MUCH OF THAT PART OF THE LAND DESIGNATED AS "PRIVATE WATER MAIN EASEMENT" ON SAID PLAT AS FALLS WITHIN THAT PART OF LOT 3 EXCEPTED FROM PARCEL 2 HEREIN, IN COOK COUNTY, ILLINOIS, (EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT 95498113).

PARCEL 9:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND 2, AS SET FORTH IN PLAT OF SUBDIVISION RECORDED AS DOCUMENT 27090321, FOR UTILITIES, OVER SO MUCH OF THAT PART OF THE LAND DESIGNATED AS "PRIVATE UTILITY EASEMENT" ON SAID PLAT AS FALLS WITHIN THAT PART OF LOT 3 EXCEPTED FROM PARCEL 2 HEREIN, IN COOK COUNTY, ILLINOIS, (EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT 95498113).

Property Index Numbers:

03-20-200-008-0000
 03-20-200-012-0000
 03-20-200-013-0000
 03-20-201-009-0000
 03-20-201-014-0000
 03-20-201-015-0000
 03-20-203-016-0000

Property Address:

626-836 East Rand Road
 Arlington Heights, Illinois 60004

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

Property of Cook County Clerk's Office

CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
OWNER'S POLICY (2006)

SCHEDULE B

POLICY NUMBER: 1401 - 008985673 - D2

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE, THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S FEES OR EXPENSES THAT ARISE BY REASON OF:

GENERAL EXCEPTIONS:

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
- (2) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- (3) EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
- (4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- (5) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

6. TAXES FOR THE YEAR 2018, NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBERS:

- 03-20-200-008-0000 (AFFECTS PARCEL 1)
- 03-20-200-012-0000 (AFFECTS PART OF PARCEL 2)
- 03-20-200-013-0000 (AFFECTS PART OF PARCEL 2)
- 03-20-201-009-0000 (AFFECTS LOT 44 OF PARCEL 4)
- 03-20-201-014-0000 (AFFECTS PART OF PARCEL 3)
- 03-20-201-015-0000 (AFFECTS LOTS 45 & 46 AND VACATED AVENUE OF PARCEL 4)
- 03-20-203-016-0000 (AFFECTS PART OF PARCEL 3)

7. EXISTING UNRECORDED LEASE DATED MARCH 3, 2016 IN FAVOR OF KITCHEN AND BATH MASTER, INC. D/B/A KITCHEN & BATH AND ALL RIGHTS THEREUNDER OF THE LESSEE AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEE.

8. UNRECORDED LEASE IN FAVOR OF LEISURE ENTERTAINMENT CORP., DATED FEBRUARY 13, 1997 AS AMENDED BY AGREEMENT DATED MAY 27, 1997, AS FURTHER AMENDED BY AGREEMENT DATED OCTOBER 24, 1997 AND AS FURTHER AMENDED BY A LEASE EXTENSION AGREEMENT DATED APRIL 26, 2007, DEMISING A PORTION OF THE LAND, 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.

9. UNRECORDED LEASE IN FAVOR OF COLDWELL BANKER RESIDENTIAL REAL ESTATE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, DTED JULY 26, 1996, AS AMENDED BY AMENDMENT NUMBER ONE DATED NOV 8, 1996, AMENDMENT DTATED MAY 25, 2006, A THIRD AMENDMENT AND EXTENSION AGREEMENT DATED MARCH 7, 212, BY A PYLON SIGN AGREEMENT ATED MAY 14, 2013, BY A FOURTH AMENDMENT AND EXTENSION AGREEMENT DATED MARCH 9,



CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
OWNER'S POLICY (2006)

SCHEDULE B

POLICY NUMBER: 1401-008985673-D2

EXCEPTIONS FROM COVERAGE (CONTINUED)

2015 AND BY A FIFTH LEASE AMENDMENT AND EXTENSION AGREEMENT DATED DECEMBER 9, 2015, DEMIING A PORTION OF THE LAND, 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.

- N** 10. BUILDING SETBACK LINE 25 FEET FROM THE EAST, NORTH, SOUTHWESTERLY AND NORTHWESTERLY LINES OF PARCEL 2, AS ESTABLISHED BY PLAT OF THE CUB ADDITION AFORESAID, RECORDED MAY 17, 1984 AS DOCUMENT 27090321.
- (AFFECTS PARCEL 2)
- R** 11. EASEMENT RESERVED FOR AND GRANTED TO CABLENET OF ILLINOIS, INC., AS SHOWN BY DASHED LINES ON THE PLAT AND MARKED "EASEMENT FOR PUBLIC UTILITIES" TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS AND CABLES, WITH ALL NECESSARY OTHER EQUIPMENT, FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH CABLE TV; ALSO THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA SAID CONDUITS, CABLES AND OTHER EQUIPMENT; ALSO THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF THE SAID EQUIPMENT, AS GRANTED BY PLAT OF CUB ADDITION AFORESAID, RECORDED MAY 17, 1984 AS DOCUMENT 27090321. ALL INSTALLATIONS SHALL BE UNDERGROUND OR ON THE SURFACE BUT NOT OVERHEAD, SAID EASEMENT SHALL BE NON-EXCLUSIVE.

NO PERMANENT BUILDINGS OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON THE EASEMENT AREA BUT OWNERS OF LOTS SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THE SUBDIVISION.

NOTE: A PLAT OF VACATION WAS RECORDED JULY 31, 1995 AS DOCUMENT 95498113 VACATING CERTAIN PORTIONS OF THE INGRESS/EGRESS EASEMENT ON LOTS 2 AND 3 AND UTILITY EASEMENT ON LOT 3.

REFERENCE IS MADE TO SAID PLATS FOR EXACT LOCATIONS.

(AFFECTS PARCEL 2)

- T** 12. EASEMENT OVER THE SOUTHWESTERLY 10 FEET OF THE MOST SOUTHWESTERLY PORTION OF PARCEL 2 FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC 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, THE COMMONWEALTH EDISON COMPANY AND NORTHERN ILLINOIS GAS COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND AS SHOWN ON THE PLAT OF THE CUB ADDITION RECORDED MAY 17, 1984 AS DOCUMENT 27090321.
- U** 13. CONSTRUCTION, OPERATION, MAINTENANCE, AND RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1986 AND KNOWN AS TRUST NUMBER 111531, AND THE MAY DEPARTMENT STORES COMPANY, A NEW YORK CORPORATION, RECORDED MAY 4, 1990 AS DOCUMENT



CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
OWNER'S POLICY (2006)

SCHEDULE B

POLICY NUMBER: 1401-008985673-D2

EXCEPTIONS FROM COVERAGE (CONTINUED)

90206325 AND FILED MAY 8, 1990 AS DOCUMENT LR3879155, RELATING TO COMMON AREAS, EASEMENTS, CONSTRUCTION REQUIREMENTS, MAINTENANCE, PARKING, APPEARANCE, CONVEYANCE, INSURANCE, TAXES AND OTHER MATTERS AS MORE FULLY DESCRIBED THEREIN.

ASSIGNMENT OF CONSTRUCTION, OPERATION, MAINTENANCE AND RECIPROCAL EASEMENT AGREEMENT, DATED JANUARY 23, 1997 AND RECORDED JANUARY 30, 1997 AS DOCUMENT 97068821 IN FAVOR OF AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 15, 1997 AND KNOWN AS TRUST NUMBER 122534-07, AND LAST ASSIGNED BY DOCUMENT RECORDED DECEMBER 4, 2001 AS DOCUMENT 0011137549 TO INLAND SOUTHPOINT VENTURE LLC, A DELAWARE LIMITED LIABILITY COMPANY.

ASSIGNMENT MADE BY METROPOLITAN LIFE INSURANCE COMPANY, ASSIGNOR AND KRC ARLINGTON HEIGHTS 896, INC RECORDED JULY 13, 1998 AS DOCUMENT 98602202.

- v 14. ON-SITE UTILITY AND ROADWAY MAINTENANCE AGREEMENT MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 21, 1983 AND KNOWN AS TRUST NUMBER 57529, (OWNER), RECORDED MAY 17, 1984 AS DOCUMENT 27089855, AND RELATING TO INTER ALIA, MAINTENANCE BY OWNER OF SANITARY SEWERS, STORM SEWERS, WATER MAINS, STORM WATER DETENTION BASIN, ROADWAYS AND TRAFFIC SIGNALS; AND PROVIDING FOR TERMINATION OF WATER AND SANITARY SEWER SERVICE BY THE VILLAGE OF ARLINGTON HEIGHTS, IF OWNER DOES NOT PROPERLY MAINTAIN SAME; AND PROVIDING THAT IF OWNER DOES NOT PROPERLY MAINTAIN STORM WATER COLLECTION SYSTEM AND STORM WATER DETENTION BASIN, THE VILLAGE OF ARLINGTON HEIGHTS IS AUTHORIZED TO ENTER UPON THE LAND TO CORRECT DEFICIENCIES AND IMPOSE A LIEN FOR INCURRED EXPENSES; AND PROVIDING FOR INVOICING OF OWNER BY THE VILLAGE OF ARLINGTON HEIGHTS FOR MAINTENANCE OF TRAFFIC SIGNS AND IMPOSITION OF A LIEN IF INVOICE IS UNPAID BY OWNER.
- w 15. DECLARATION OF EASEMENT AND COVENANT FOR MAINTENANCE, OPERATION AND REPAIR OF PRIVATE ROADWAYS, UTILITIES, TRAFFIC SIGNALS AND WATER DETENTION BASIN, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 21, 1983 AND RECORDED MAY 13, 1984 AS DOCUMENT 27089856, AND RELATING TO INTER ALIA, AN EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS, WATER, GAS, ELECTRIC AND ALL UTILITY PURPOSES ALONG, UPON, OVER AND UNDER "THAT CERTAIN PRIVATE ROAD" DESCRIBED IN PLAT THEREOF, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN.

NOTE: "THAT CERTAIN PRIVATE ROAD" CITED IN THE DOCUMENT DOES NOT APPEAR ON THE FINAL PLAT OF THE CUB ADDITION, HOWEVER, AN "ACCESS EASEMENT" DOES. THESE ARE ONE AND THE SAME. THE ACCESS EASEMENT, WHICH IS ALSO A UTILITY EASEMENT IS SHOWN ON THE SURVEY.

(AFFECTS PARCELS 1 AND 2)



CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
OWNER'S POLICY (2006)

SCHEDULE B

POLICY NUMBER: 1401-008985673-D2

EXCEPTIONS FROM COVERAGE (CONTINUED)

- x 16. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, AS CREATED BY DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 1, 1988 AS DOCUMENT 88046282, BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 21, 1983 AND KNOWN AS TRUST NUMBER 57529, AND LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1986 AND KNOWN AS TRUST NUMBER 111531.
- FIRST AMENDMENT RECORDED SEPTEMBER 9, 1988 AS DOCUMENT 88409221.
- TERMINATION OF USE RESTRICTIONS RECORDED AS DOCUMENT 1224910100, PURPORTING TO TERMINATE THE USE RESTRICTIONS SET FORTH IN CLAUSES (i) THROUGH (ix) OF SECTION 3.02(b)(4) OF THE DECLARATION APPLICATION TO TRUST B PROPERTY. SAID TERMINATION DOES NOT RECITE THE DOCUMENT NUMBER OF THE DECLARATION.
- y 17. DECLARATION OF RESTRICTIVE COVENANTS MADE BETWEEN COSMOPOLITAN NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 7, 1983 AND KNOWN AS TRUST NUMBER 26409, AND LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1986 AND KNOWN AS TRUST NUMBER 111531, RELATING THAT NO ABOVE-GRADE STRUCTURES SHALL BE CONSTRUCTED ON THAT PORTION OF LOT 58 DESIGNATED AS 'NO BUILDING STRUCTURES' ON THE SITE PLAN ATTACHED AS EXHIBIT 'C' AND NO PORTION OF THE REAL ESTATE OWNED BY LA SALLE NATIONAL BANK, TRUST NUMBER 111531, DESCRIBED ON EXHIBIT 'D' ATTACHED, SHALL BE USED FOR THE RETAIL SALE OF ALCOHOLIC BEVERAGES FOR CONSUMPTION OFF THE LAND. VIOLATION OF THE COVENANTS SHALL RESULT IN A DECLARATORY JUDGMENT OR AN INJUNCTION, DATED DECEMBER 7, 1988 AND RECORDED JANUARY 20, 1989 AS DOCUMENT 89033626 AND FILED AS DOCUMENT LR3768284.
- z 18. TERMS, PROVISIONS, CONDITIONS AND REQUIREMENTS CONTAINED IN NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION, RECORDED JULY 27, 1984 AS DOCUMENT 27189765.
- (AFFECTS PARCELS 1 AND 2)
- AA 19. PROVISIONS CONTAINED IN ORDINANCE PRORATING THE COST OF THE CONSTRUCTION OF THE IVY HILL RELIEF SANITARY SEWER, PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS ON NOVEMBER 5, 1979 AND RECORDED DECEMBER 13, 1979 AS DOCUMENT 25281453, AND RELATING TO COST OF CONNECTION.
- AJ 20. TERMS, PROVISIONS AND LIMITATIONS CONTAINED IN ORDINANCES RECORDED AS DOCUMENTS 15678732, 15684283, 17539834 AND 25281453 BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS.
- AK 21. TERMS AND PROVISIONS OF ON-SITE UTILITY MAINTENANCE AGREEMENT RECORDED



CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
OWNER'S POLICY (2006)

SCHEDULE B

POLICY NUMBER: 1401 - 008985673 - D2

EXCEPTIONS FROM COVERAGE (CONTINUED)

DECEMBER 11, 1988 AS DOCUMENT 88552990.

- AL** 22. RESERVATION IN THE VILLAGE OF ARLINGTON HEIGHTS, OR TO ANY PUBLIC UTILITY OWNING PUBLIC SERVICE FACILITIES, OF ALL RIGHT OF WAY OR EASEMENTS AS ARE NECESSARY AND DESIRABLE FOR THE CONTINUATION OF PUBLIC SERVICE BY MEANS OF SUCH FACILITIES AND FOR THE MAINTENANCE, RENEWAL AND RECONSTRUCTIONS THEREOF, ALL AS CONTAINED IN THE ORDINANCE OF VACATION RECORDED DECEMBER 14, 1988 AS DOCUMENT 88576174 AND FILED JULY 14, 1989 AS DOCUMENT LR3809529.
- (AFFECTS PARCEL 3)
- AM** 23. EASEMENT OVER THE LAND AS SHOWN ON EXHIBIT A OF THE LAND 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 ON THE PLAT OF SUBDIVISION RECORDED NOVEMBER 22, 1989 AS DOCUMENT 89558367.
- (AFFECTS PARCEL 3)
- AO** 24. NOTE: COMED MAINTAINS UNDERGROUND FACILITIES WITHIN THE PROPERTY WHICH PROVIDE ELECTRIC SERVICE TO THE EXISTING BUILDINGS. THESE FACILITIES ARE COVERED BY UNRECORDED ELECTRIC SERVICE STATION AGREEMENTS NC88-0526, DATED SEPTEMBER 20, 1988 AND NC898-0325, DATED JUNE 27, 1989 AS DISCLOSED IN LETTER DATED NOVEMBER 20, 1996 WRITTEN BY ROBERT D. SLAVIK OF COMED.
- AP** 25. ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, DESIGNATING APPROXIMATELY 70 ACRES OF LAND AT THE NORTHEAST AND SOUTHEAST CORNERS OF ARLINGTON HEIGHTS AND PALATINE ROADS AND THE SOUTHEAST CORNER OF RAND AND PALATINE ROADS OF SAID VILLAGE, A REDEVELOPMENT PROJECT AREA PURSUANT TO THE REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT PROJECT ACT, A COPY OF WHICH WAS RECORDED MARCH 28, 2005 AS DOCUMENT NOS. 0508703007, 0508703008 AND 0508703009.
- BC** 26. NOTICE OF FIRE ALARM EQUIPMENT INSTALLED AND OWNED BY CHICAGO METROPOLITAN FIRE PREVENTION COMPANY RECORDED MARCH 8, 2017 AS DOCUMENT 1706146141.
- AB** 27. BURDENS ON THE LAND, AS CREATED BY THE TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENTS DESCRIBED AS PARCEL NUMBERS 5, 6, 7, 8, AND 9 CONTAINED IN THE INSTRUMENTS CREATING SUCH EASEMENTS.
- AC** 28. RIGHTS OF THE OWNER, OR OWNERS, OF THE ADJOINING LAND TO THE CONCURRENT USE OF THE EASEMENTS.
- (AFFECTS PARCELS 5, 6, 7, 8 AND 9)
- AD** 29. NOTHING CONTAINED HEREIN SHOULD BE CONSTRUED AS INSURING THE LOCATION OR DIMENSIONS OF THOSE EASEMENTS FOR INGRESS, EGRESS, PASSAGE AND PARKING, DESCRIBED AS PARCEL 5, WHICH LOCATION AND DIMENSIONS ARE TO BE DETERMINED IN



CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
OWNER'S POLICY (2006)

SCHEDULE B

POLICY NUMBER: 1401 - 008985673 - D2

EXCEPTIONS FROM COVERAGE (CONTINUED)

THE SOLE DISCRETION OF AND UPON THE CONSENT OF AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 21, 1983 AND KNOWN AS TRUST NUMBER 57529.

AR 30. WE HAVE EXAMINED ALTA SURVEY PREPARED BY HAEGER ENGINEERING LLC DATED FEBRUARY 13, 2018, AND DESIGNATED JOB NO. 14-196 AND NOTE THE FOLLOWING:

(1) ENCROACHMENT OF THE 1 STORY BRICK AND BLOCK BUILDING KNOWN AS 644-676 E. RAND ROAD LOCATED MAINLY ON PARCEL 1 ONTO THE PROPERTY EAST AND ADJOINING BY VARYING AMOUNTS BETWEEN APPROXIMATELY 0.73 FEET AND 0.95 FEET.

(2) ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE PROPERTY NORTH AND ADJOINING ONTO PARCEL 3 BY VARYING AMOUNTS BETWEEN APPROXIMATELY 1.68 FEET AND 1.85 FEET.

(3) ENCROACHMENT OF THE FENCED LOCATED MAINLY ON PARCEL 4 AND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 1.20 FEET.

BR 31. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN THE OPERATION, MAINTENANCE AND EASEMENT AGREEMENT DATED AUGUST 15, 2017 AND RECORDED AUGUST 18, 2017 AS DOCUMENT NUMBER 1723022066, WHICH INCLUDES, AMONG OTHER THINGS, MAINTENANCE CHARGES.

CD 32. ASSIGNMENT OF LEASES AND RENTS RECORDED ~ AS DOCUMENT NO. ~ MADE BY MJK/CRYSTAL CITY REAL ESTATE HOLDING COMPANY, LLC TO OLD SECOND NATIONAL BANK.

