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CT 17550328004HH

3 of 6

THIS INSTRUMENT
PREPARED BY:

Vytenis Lietuvninkas
4536 W 63rd St
Chicago, IL 60629

AFTER RECORDING
RETURN TO:

Dan Cousino
Attorney at Law
402 S Lafayette Ave, Suite 103
Royal Oak, MI 48067



1830345063D

Doc# 1830345063 Fee \$50.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/30/2018 03:59 PM PG: 1 OF 7

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made as of September 28, 2018 by **Pine Hill Properties, LLC** an Illinois limited liability company, having an address at 6036 S Central Ave, Chicago, Illinois to and in favor of **VPH Owner Wheeling, LLC** a Delaware limited liability company having an address at 401 West Superior Street, Suite 200, Chicago, Illinois ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all interest in and to the real estate situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and by this reference made a part hereof, including all improvements located thereon (collectively, the "**Premises**"), subject to the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof (collectively, the "**Permitted Exceptions**").

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 the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.



Real Estate Transfer Approved

Initials MB Date 10/18/2018
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

CCRD REVIEW



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And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Property, it has not done or suffered to be done anything whereby the Premises hereby granted is, or may be, in any manner encumbered or charged, except for the Permitted Exceptions; and that subject to such Permitted Exceptions, the Grantor will WARRANT AND FOREVER DEFEND the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]

MAIL TAX BILLS TO:

VPH Owner Wheeling, LLC
401 West Superior, Suite 200
Chicago, Illinois 60654

REAL ESTATE TRANSFER TAX		29-Oct-2018
		COUNTY: 6,700.00
		ILLINOIS: 13,400.00
		TOTAL: 20,100.00
03-04-201-026-1001		20181001616220 1-810-615-456

Property of Cook County Clerk's Office

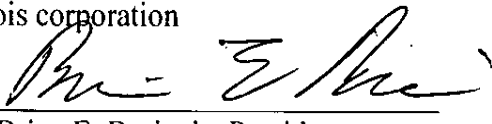
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IN WITNESS WHEREOF, Grantor has signed and sealed and delivered this instrument as of the day and year first above written.

GRANTOR:

Pine Hill Properties, LLC,
an Illinois limited liability company

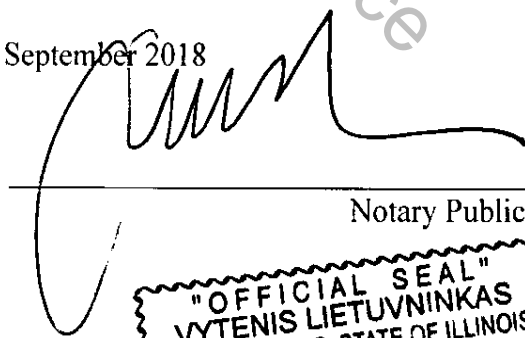
by: OAC Management Co.,
an Illinois corporation

By: 
Brian E. Basic, its President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said State in the County aforesaid, do hereby certify that Brian E. Basic, personally known to me to be the same person whose name is subscribed to the foregoing instrument, and personally known to me to be the President of OAC Management Co., appeared before me this day in person and acknowledged that he subscribed his name to the foregoing instrument as his free and voluntary act, and as the free and voluntary of said corporation as Manager of Pine Hill Properties, LLC and for the uses and purposes therein set forth.

Given under my hand and Official seal this 28th day of September 2018


Notary Public



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Exhibit A

Legal Description

UNIT NUMBERS:

400-101, 400-102, 400-103, 400-112, 400-113, 400-114, 400-115, 400-117, 400-118, 400-120, 400-121, 400-124, 400-203, 400-206, 400-207, 400-208, 400-210, 400-211, 400-213, 400-220, 400-221, 400-223, 400-224, 400-302, 400-303, 400-304, 400-305, 400-309, 400-310, 400-311, 400-312, 400-313, 400-314, 400-318, 400-319, 400-320, 400-322, 400-324, 400-403, 400-404, 400-407, 400-409, 400-410, 400-412, 400-413, 400-417, 400-419, 400-420, 400-501, 400-502, 400-503, 400-504, 400-505, 400-506, 400-508, 400-509, 400-510, 400-511, 400-512, 400-513, 400-517, 400-519, 400-520, 400-601, 400-602, 400-603, 400-604, 400-605, 400-606, 400-607, 400-608, 400-609, 400-611, 400-612, 400-613, 400-614, 400-616, 400-617, 400-619, 400-620, 400-621, 400-622, 500-104, 500-105, 500-107, 500-108, 500-109, 500-111, 500-201, 500-203, 500-206, 500-212, 500-213, 500-216, 500-217, 500-218, 500-219, 500-220, 500-221, 500-222, 500-223, 500-224, 500-302, 500-303, 500-305, 500-309, 500-311, 500-313, 500-314, 500-315, 500-316, 500-320, 500-321, 500-322, 500-323, 500-402, 500-403, 500-404, 500-406, 500-409, 500-413, 500-414, 500-416, 500-417, 500-420, 500-423, 500-424, 500-501, 500-509, 500-513, 500-514, 500-515, 500-516, 500-520, 500-523, 500-602, 500-603, 500-606, 500-609, 500-611, 500-612, 500-613, 500-614, 500-616, 500-617, 500-619, 500-623

IN THE PINE HILL CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 IN PINE HILLS RESUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST ¼ AND PART OF THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 6, 2006 AS DOCUMENT NUMBER 0634015073; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

THE NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSES OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES ONLY OVER AND ACROSS EXISTING ROADWAYS OF THE PARCEL B EAST AND ADJOINING AD CREATED BY THE CROSS EASEMENT RECORDED NOVEMBER 16, 1994 AS DOCUMENT NUMBER 94973463.

Address: 400-500 Manda Lane, Wheeling, Illinois

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PERMANENT INDEX NUMBERS

PIN 03-04-201-026-1001
PIN 03-04-201-026-1002
PIN 03-04-201-026-1265
PIN 03-04-201-026-1004
PIN 03-04-201-026-1005
PIN 03-04-201-026-1006
PIN 03-04-201-026-1007
PIN 03-04-201-026-1009
PIN 03-04-201-026-1010
PIN 03-04-201-026-1012
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PIN 03-04-201-026-1257
PIN 03-04-201-026-1259
PIN 03-04-201-026-1263

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Exhibit "B"

1. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the declaration of condominium ownership recorded December 6, 2006 as Document No.0634015073, as amended from time to time.
2. Limitations and conditions imposed by the Condominium Property Act.
3. Laundry Room lease made between Pine Hill Limited Partnership and K & C Leasing Partnership recorded as Document No. 0500402004, demising the Land for a term of 15 years beginning September 1, 2004 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.

Assignment of Laundry Room Lease from K & C Leasing Partnership to Laundry Machines, LLC

4. Easement in favor of the Commonwealth Edison Company and Illinois, and 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 October 28, 1976 as Document No. 23690989.
5. Plat of Easement for Sanitary Sewers and Water Mains recorded December 27, 1977 as document 24261276 granting easements for sanitary sewers and easements for water mains over those portions of the Land as shown on said Plat.
6. Terms, provisions, conditions and limitations of an ordinance, a copy of which was recorded April 4, 1979 as document 24904402 relating to traffic and parking regulation agreement with the Village of Wheeling incorporated therein for Pine Hill Apartment Complex.
7. Easements and rights created and granted by Cross easement dated September 29, 1993 and recorded November 16, 1994 as document 94973463 by and between American National Bank and Trust Company of Chicago; Trust No. 38902 and New Perspective of Illinois, Inc. Granting to New Perspective of Illinois, Inc. And its successors and assigns a permanent, non-exclusive easement for emergency vehicles over and across the "Existing Roadways" of the subject premises for purposes of ingress and egress of emergency vehicles and an easement for water main and the right to connect to the water supply system currently owned by the Village of Wheeling and existing for the subject premises under the terms and conditions set forth therein; and the terms, provisions, covenants and conditions therein contained and the rights and obligations thereby created and granted.
8. Permanent easement for use for highway purposes over the Strip of Land lying within a line 50 feet Southwesterly of the center line of McHenry road and parallel thereto except that part thereof lying within the present right of way of McHenry road, as set forth in plat recorded January 12, 1931 as document 10825231.
9. A 40 foot easement for public utilities as shown on the Plat of Subdivision of Pine Hill recorded as document 23577656.

(affects the South 40 feet of the Land)

10. Agreement recorded April 17, 2008 as document 0810855038 between Pine Hill Properties, LLC and the Village of Wheeling.
11. Easement in favor of Children's Land, Inc., 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. 1125757010.

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11. General real estate taxes for the year 2018 and thereafter..
12. Rights of tenants in possession, as tenants only under written, unrecorded and unexpired leases with no option to purchase

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**