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PREPARED BY:

Jeffrey S. Arnold
Brown, Udell, Pomerantz &
Delrahim, Ltd.
225 West Illinois Street
Suite 300
Chicago, Illinois 60654



Doc# 1836145027 Fee \$68.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/27/2018 11:51 AM PG: 1 OF 16

WHEN RECORDED MAIL
TO:

TCB-EDENS, LLC
c/o Newport Capital Partners,
LLC
350 North LaSalle Street
Suite 700
Chicago, Illinois 60654

CHI 1802566 LD 20F9

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made this 21 day of December, 2018, by EDENS PLAZA, LLC, a Delaware limited liability company ("Grantor"), having an address of 11 E. Madison, Suite L-100, Chicago, Illinois 60602, to TCB-EDENS, LLC, a Delaware limited liability company having an address of 350 North LaSalle Street, Suite 700, Chicago, Illinois 60654 (the "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Grantee, all of Grantor's interest in the real property located in Cook County, Illinois, and being more particularly described on **Exhibit A** attached hereto (the "Property").

*This conveyance is made and accepted subject to the permitted exceptions described on **Exhibit B** attached hereto (collectively, the "Permitted Exceptions").*

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to

16

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the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]

Property of
**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

GRANTOR:

EDENS PLAZA LLC,
a Delaware limited liability company

Village of Wilmette \$1,000.00
Real Estate Transfer Tax

DEC 26 2018

1000 - 157994 Issue Date _____

By: Edens Center Associates, an Illinois
general partnership,
sole member

Village of Wilmette \$1,000.00
Real Estate Transfer Tax

DEC 26 2018

1000 - 157997 Issue Date _____

By: JJF-Edens Limited Partnership,
an Illinois limited partnership,
general partner

Village of Wilmette \$1,000.00
Real Estate Transfer Tax

DEC 26 2018

1000 - 157993 Issue Date _____

By: Edens Properties, Inc.,
an Illinois corporation,
general partner

By: William T. Barry
Name: William T. Barry
Its: President

Village of Wilmette \$1,000.00
Real Estate Transfer Tax



DEC 26 2018

1000 - 157996 Issue Date _____

By: Antonia-Edens Limited Partnership,
an Illinois limited partnership,
general partner

By: Antonia Holdings I, Inc.,
general partner

By: Louis J. Garr, Jr.
Name: Louis J. Garr, Jr.
Its: President

REAL ESTATE TRANSFER TAX		24-Dec-2018
	COUNTY:	35,950.00
	ILLINOIS:	71,900.00
	TOTAL:	107,850.00
05-30-405-019-0000 20181201661254 0-127-793-824		

Village of Wilmette \$300.00
Real Estate Transfer Tax

DEC 26 2018

300 - 5184 Issue Date _____

Village of Wilmette \$400.00
Real Estate Transfer Tax

DEC 26 2018

400 - 3710 Issue Date _____

Village of Wilmette \$1,000.00
Real Estate Transfer Tax

DEC 26 2018

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Notary Block for William T. Barry

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

On 12-14-18, before me, MARISA TEEL, a Notary Public in and for said County and State, personally appeared William T. Barry, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument he and the entity upon behalf of which he acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Marisa D. Teel



Notary Block for Louis J. Garr, Jr.

STATE OF MISSOURI)

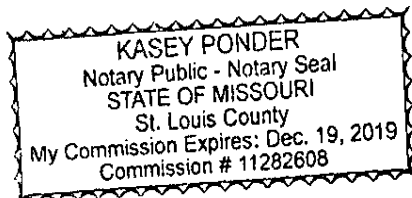
) SS.

COUNTY OF ST. LOUIS)

On 12-17-18, before me, Kasey Ponder, a Notary Public in and for said County and State, personally appeared Louis J. Garr, Jr., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument he and the entity upon behalf of which he acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Kasey Ponder



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Exhibit A

Property

Parcel 1:

That part of Lot 1 in Edens Plaza, being a Subdivision in the Southeast Quarter of Section 30, Township 42 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded September 20, 1967 as document 20265607, in Cook County, Illinois, described as follows:

Beginning at the Northwest Corner of Lot 1 aforesaid; thence on an assumed Azimuth of 129 degrees 36 minutes 27 seconds along the Northerly line of said Lot 1, a distance of 585.84 feet to the Easterly line of said Lot 1; thence on an Azimuth of 153 degrees 45 minutes 59 seconds along said Easterly line, being also the Westerly Line of Skokie Blvd., 76.51 feet to a point of curvature in said line; thence Southeasterly along a tangential curve concave to the West, radius 5679.65 feet, central angle 02 degrees 51 minutes 55 seconds, 284.02 feet; thence on an Azimuth of 250 degrees 52 minutes 06 seconds, 223.90 feet; thence on an Azimuth of 166 degrees 51 minutes 28 seconds, 113.94 feet; thence on an Azimuth of 160 degrees 20 minutes 46 seconds, 95.91 feet; thence on an Azimuth of 269 degrees 57 minutes 45 seconds, 78.44 feet; thence on an Azimuth of 359 degrees 57 minutes 45 seconds, 223.80 feet; thence on an Azimuth of 333 degrees 27 minutes 26 seconds, 166.82 feet; thence on an Azimuth 270 degrees 32 minutes 56 seconds, 296.68 feet to a point on the West Line of Lot 1 which is 598.76 feet South of the Northwest Corner thereof; thence on an Azimuth of 359 degrees 53 minutes 30 seconds along said West Line, 598.76 feet to the point of beginning.

Parcel 2:

That part of Lot 1 in Edens Plaza, being a Subdivision in the Southeast Quarter of Section 30, Township 42 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded September 20, 1967 as document 20265607, in Cook County, Illinois, described as follows:

Beginning at the Southwest Corner of Lot 1 aforesaid; thence on an assumed Azimuth of 359 degrees 59 minutes 43 seconds along the West Line of said Lot 1, a distance of 300.00 feet to an angle point therein; thence on an Azimuth of 305 degrees 04 minutes 59 seconds along the West Line of Lot 1, a distance of 143.97 feet to a point which is 204.00 feet Southeasterly of an angle point in said West Line; thence on an Azimuth of 35 degrees 04 minutes 59 seconds, 50.64 feet; thence on an Azimuth of 89 degrees 55 minutes 36 seconds, 175.52 feet; thence on an Azimuth of 359 degrees 57 minutes 45 seconds, 141.04 feet; thence on an Azimuth of 89 degrees 57 minutes 45 seconds, 93.57 feet; thence on an Azimuth of 160 degrees 20 minutes 46 seconds, 190.61 feet; thence on an Azimuth of 90 degrees 00 minutes 00 seconds, 210.19 feet; thence on an Azimuth of 341 degrees 36 minutes 33 seconds, 155.00 feet; thence on an Azimuth of 69 degrees 58 minutes 08 seconds, 46.59 feet to the East Line of Lot 1; thence Southerly along said East line and a curve concave to the West (being also the West Line of Skokie Blvd.), radius 5679.65 foot, a central angle 04 degrees 05 minutes 18 seconds, 405.28 feet to a point on a 3291.63 foot radius curve, the center of Circle of said Curve bears an Azimuth of 74 degrees 03 minutes 26 seconds from said point; thence Southerly along said curve, central angle 04 degrees 00 minutes 39 seconds, 230.42 feet to a point of reverse curvature; thence Southwesterly along a 25.00 foot radius curve, central angle 109 degrees 56 minutes 59 seconds, 47.98 feet to the South Line of Lot 1; thence on an Azimuth of 270 degrees 00 minutes 00 seconds along said South Line, being also the North Line of Lake Ave., 612.39 feet to the point of beginning.

Parcel 3:

Non-exclusive easement in favor of Parcels 1 and 2, as created by the Edens Plaza Reciprocal Operating and Easement Agreement dated March 25, 1994 and recorded March 30, 1994 as document 94287447 and Amended by Second Amendment recorded December 15, 2016 as document 1635042016, made by and between NBD Bank, as Trustee under Trust Number 4671-AH, Edens Center Associates and CPS

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Department Stores, Inc., for the purposes set forth therein; over, upon, under and on the following Tract of Land:

That part of Lot 1 in Edens Plaza, being a Subdivision in the Southeast Quarter of Section 30, Township 42 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded September 20, 1967 as document 20265607, in Cook County, Illinois, described as follows:

Commencing at the Northwest Corner of Lot 1 aforesaid; thence on an assumed Azimuth of 129 degrees 36 minutes 27 seconds along the Northerly line of said Lot 1, a distance of 585.84 feet to the Easterly line of said Lot 1, thence on an Azimuth of 153 Degrees 45 Minutes 59 Seconds along said Easterly line, being Also the Westerly Line of Skokie Blvd., 76.51 feet to a point of curvature in said line; thence Southeasterly along a tangential curve concave to the West, radius 5679.65 feet, central angle 02 degrees 51 minutes 55 seconds, 284.03 feet for a point of beginning; thence on an Azimuth of 250 degrees 52 minutes 06 seconds, 223.90 feet; thence on an Azimuth of 166 degrees 51 minutes 28 seconds, 113.04 feet; thence on an Azimuth of 160 degrees 20 minutes 46 seconds 95.91 feet; thence on an Azimuth of 260 degrees 57 minutes 45 seconds, 78.44 feet; thence on an Azimuth of 359 degrees 57 minutes 45 seconds, 223.80 feet; thence on an Azimuth of 333 degrees 27 minutes 26 seconds, 166.82 feet; thence on an Azimuth 270 degrees 32 minutes 56 seconds 296.68 feet to a point on the West Line of Lot 1 which is 598.76 feet South of the Northwest Corner thereof; thence on an Azimuth of 179 degrees 53 minutes 30 seconds along said West Line, 486.59 feet to an angle point therein, thence on an Azimuth of 125 degrees 04 minutes 59 seconds along the West Line of said Lot 1, a distance of 204.00 feet; thence on an Azimuth of 35 degrees 04 minutes 59 seconds, 50.64 feet; thence on an Azimuth of 89 degrees 55 minutes 36 seconds, 175.52 feet; thence on an Azimuth of 359 degrees 57 minutes 45 seconds, 141.04 feet; thence on an Azimuth of 89 degrees 57 minutes 45 seconds, 93.57 feet; thence on an Azimuth of 160 degrees 20 minutes 46 seconds, 190.61 feet; thence on an Azimuth of 90 degrees 00 minutes 00 seconds, 210.19 feet; thence on an Azimuth of 341 degrees 36 minutes 33 seconds, 185.60 feet; thence on an Azimuth of 69 degrees 58 minutes 08 seconds, along radial line 46.59 feet to the East Line of Lot 1; thence Northerly along said East line and a curve concave to the West (being also the West Line of Skokie Blvd.), radius 5679.65 foot, a central angle 03 degrees 20 minutes 14 seconds, 330.82 feet to the point of beginning.

PINs: 05-30-405-019 and 05-303-405-021

PROPERTY ADDRESS: 3200 Lake Street, Wilmette, IL 60091

**COOK COUNTY
RECORDER OF DEEDS**

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Exhibit B

Permitted Exceptions

(attached)

COOK COUNTY
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1. Taxes for the year 2018, a lien not yet due or payable.

Perm tax# Parcel

05-30-405-019-0000 1 of 2

Affects Parcel 1.

05-30-405-021-0000 2 of 2

Affects Parcel 2.

2. Assignment and Assumption of Leases and Other Property dated March 5, 2014 and recorded March 6, 2014 as document number 1406516004 made by and between Chicago Title Land Trust Company as Trustee under Trust Agreement dated January 21, 1994 known as Trust Number 4671-AH to Edens Plaza LLC, a Delaware Limited Liability Company.

3. Rights of tenants in possession as shown on the attached rent roll, as tenants only, under unrecorded lease agreements, without option to purchase or right of first refusal.

4. Lease made by Chicago Title Land Trust Company, as Trustee under Trust Agreement dated January 21, 1994 and known as Trust Number 4671-AH to Walgreen Co., a Memorandum of which was recorded October 24, 2012 as Document No. 1229835003, 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. 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 exclusive use of the Land contained in the lease to Walgreens Co., as disclosed by the memorandum thereof recorded October 24, 2012 as Document No.1229835003 which does not contain a reversionary or forfeiture clause.

5. Lease made by NBD Bank, as Trustee to Bed Bath and Beyond of Wilmette Inc. Dated February 10, 1994, a Memorandum of which was recorded April 6, 1994 as Document No. 94307525, and all amendments thereto as disclosed by the Amended Memorandum of Lease recorded March 22, 2010 as document number 1008122065 demising the Land for a term of years ending January 31, 2020, with two additional 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.

6. Lease made by Chicago Title Land Trust Company, as Trustee under Trust No. 4671-AH to the Fresh Market, Inc. dated May 31, 2006, a Memorandum of which was recorded June 28, 2006 as Document No. 0617942170, demising the Land for a term of years ending on the last day of the 180th full calendar month after the rent commencement date, with the option to extend for up to four additional 5 year periods, 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.

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 exclusive and restricted uses contained in the lease to the Fresh Market, Inc., as disclosed by the memorandum thereof recorded June 28, 2006 as Document No. 0617942170 which does not contain a reversionary or forfeiture clause.

7. Restrictions contained in Quit Claim Deed from the County of Cook to Carson Pirie Scott and Company, dated August 16, 1955 and recorded August 25, 1955 as document 16343650 prohibiting any means of access to and from Land to the Edens Expressway.

Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition. Affects the Land and other property

8. Covenants, conditions, restrictions and easements contained in the Edens Plaza Reciprocal Operating and Easement Agreement dated March 25, 1994 and recorded March 30, 1994 as document 94287447 made by and between NBD Bank, as Trustee under Trust Number 4671-AH, Edens Center Associates and CPS Department Stores, Inc., and the terms and provisions thereof.

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Unrecorded Amendment dated March 25, 1994.

Second Amendment to Edens Plaza Reciprocal Operating and Easement Agreement recoded December 15, 2016 as document 1635042016.

Rights of the adjoining owner(s) to the concurrent use of said easements. As affected by that Assignment and Assumption of REA dated December 21, 2018 and recorded December 27, 2018 as document number 1836145027, made by and between Edens Plaza LLC, a Delaware limited liability company, as assignor, and TCB-Edens, LLC, a Delaware limited liability company, as assignee. Affects the Land and other property

9. Easement in favor of the Commonwealth Edison 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. 94768112, affecting the area shown on sketch marked Exhibit 'A' attached thereto of the Land, as shown on that certain ALTA/NSPS survey made by Dale A. Gray of Mackie Consultants, LLC dated February 26, 2014, and last revised December 19, 2018, Project No. 1657 (the "Survey").

Partially vacated pursuant to Plat of Vacation recorded November 13, 2008 as document number 0831818003.

See recorded Plat for particulars.

Affects the Land and other property

10. Easement in favor of the Commonwealth Edison 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. 94810590, affecting the area as shown on sketch marked Exhibit 'A' and attached thereto, as shown on the Survey.

Affects Parcel 3 and other property

11. Easement in favor of Ameritech of Illinois, 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. 95120497 on February 21, 1995, affecting the West 20 feet of the South 35 feet of said Lot 1, as shown on the Survey.

Affects Parcel 2.

12. Easement in favor of Northern Illinois Gas 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.95173638 on March 15, 1995, affecting the area as shown on Exhibit 'D' attached thereto, as shown on the Survey.

Affects Parcel 1 and other property

13. Easement in favor of Commonwealth Edison Company, SBC Illinois and Cable Television provider, 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 Plat recorded/filed as Document No. 0733415048, as shown on the Survey.

Affects Parcel 2 and other property.