

# UNOFFICIAL COPY



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Doc# 1903217123 Fee \$46.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2019 03:55 PM PG: 1 OF 5

**This Instrument Prepared By:**  
Theodore Timm, Esq.  
Timm & Garfinkel LLC  
770 Lake Cook Road, Suite 150  
Deerfield, IL 60015

**Upon Recordation Mail To:**  
Jeffrey L. Marcus, Esq.  
Law Offices of Jeffrey L. Marcus, APC  
340 N. Westlake Blvd, Suite 270  
Westlake Village, CA 91362

## SPECIAL WARRANTY DEED

THIS INDENTURE made as of this 1<sup>st</sup> day of February, 2019, between **Talcott Terrace, LLC**, an Illinois limited liability company (the "Grantor"), and **RPP Park Ridge LLC**, a Delaware limited liability company, as to an undivided 48% interest, and **HAS Park Ridge LLC**, a Delaware limited liability company, as to an undivided 52% interest, as tenants in common, whose address is 1336 N. Moorpark Road, #204, Thousand Oaks, CA 91360 (the "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, as described on Exhibit A attached hereto and made a part hereof (the "Property").

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 at law or in equity, of, in and to the Property, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted are, or may be, in any manner alienated or encumbered or charged in any way whatsoever, except for and subject to those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor, for itself, its successors and assigns, does hereby covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property against all and every person or persons claiming the whole or any part thereof of interest therein, by, through or under the Grantor, subject to the Permitted Exceptions.

THIS IS NOT HOMESTEAD PROPERTY.

**Permanent Real Estate Index Numbers:** 09-35-421-016-0000

**Address of real estate:** 800 Devon Ave, Park Ridge, IL 60068

[EXECUTION PAGES FOLLOW]

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents the day and year first above written.

**Talcott Terrace, LLC,**  
an Illinois limited liability company

By: Nancy R. Gillick, Manager  
Nancy R. Gillick, Manager

STATE OF IL )  
COUNTY OF Coake ) SS:

I, the undersigned, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Nancy R. Gillick, Manager of Talcott Terrace, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing **SPECIAL WARRANTY DEED**, appeared before me this day in person and acknowledged that he signed and delivered the said document on behalf of the limited liability company and as his free and voluntary act, for the uses and purposes therein set forth.



GIVEN under my hand and seal, this 1<sup>st</sup> day of January, 2019.

[Signature]  
NOTARY PUBLIC



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 45473

Send Subsequent Tax Bills to:  
Walgreen Co.  
Real Estate Tax Department  
PO Box 1159  
Deerfield, IL 60015-4600

REAL ESTATE TRANSFER TAX		01-Feb-2019
	COUNTY:	6,000.00
	ILLINOIS:	12,000.00
TOTAL:		18,000.00
09-35-421-016-0000   20190101687064   1-508-372-896		

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## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

LOT 1 IN GILICK PLAZA SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE WEST ONE HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, AS SHOWN ON THE FINAL PLAT OF SUBDIVISION RECORDED MARCH 10, 2017 AS DOCUMENT NUMBER 1706929018.

**ADDRESS:** 800 Devon Ave, Park Ridge, IL 60068

**PINs:** 09-35-421-016-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Taxes not yet due and payable
2. A leasehold as created by that certain lease dated April 8, 2014, executed by Talcott Terrace, LLC, an Illinois limited liability company, as lessor, and Walgreen Co., an Illinois Corporation, as lessee, and recorded May 2, 2014 at 1412239059, for its term of 75 years, upon and subject to all of the provisions contained therein.
3. Terms and conditions of An Agreement Regulating Parking Lot Use, Parking Of Motor Vehicles, and control of Motor Vehicle Traffic In the City of Park Ridge, Cook County, Illinois by and between City of Park Ridge, an Illinois Municipal Corporation and Fred Gillick Co. Inc, Agent for Talcott Terrace LLC also known as Resolution No. 2014-45, a copy of which was recorded August 29, 2014 as document no. 1424122090.
4. Terms, conditions, and limitations contained in the No Further Remediation Letter issued by the Illinois Environmental Protection Agency  
 Recording Date: January 20, 2016  
 Recording No: 1602056262
5. Terms, conditions, and limitations contained in the No Further Remediation Letter issued by the Illinois Environmental Protection Agency  
 Recording Date: December 7, 2016  
 Recording No: 1634249058
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: Northern Illinois Gas Company  
 Purpose: to install, operate and maintain gas mains and any gas facilities and equipment necessary for the purpose of serving the land and other property, together with right of access to said Equipment  
 Recording Date: April 13, 1970  
 Recording No: 21132779  
 Affects: The Westerly 10 feet of the Southly 175 feet of the land, see document for particulars
7. Terms, conditions, provisions, and restrictions as contained in Letter dated October 23, 1975 and recorded October 27, 1978 as Document Number 24691358 relating to police enforcement on private parking lots, granting authority to enforcement on private parking lots, granting authority to enter the parking lots for the purpose of issuing citations to cars illegally parked.
8. Terms, provisions and conditions of the Amended & Restated Declaration of Cross Easements and Cost Sharing Provisions for Gillick Plaza recorded 2/1/19 as Document Number 1903217122.
9. Presence of the following items, as disclosed by the survey prepared by Republic National, dated January 4, 2019, as Project No. 181124, as follows:

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- Catch basin located at various points on the land
- Power poles located along the westerly line of the land
- Sign located along the southwesterly line of the land
- Concrete bollards located along the westerly line of the land
- Guy anchors located along the westerly line of the land

Property of Cook County Clerk's Office