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This document prepared by:



Doc# 1933713157 Fee \$88.00

Glenn T. Garfinkel, Esq.
Timm & Garfinkel, LLC
770 Lake Cook Road, Suite 150
Deerfield, Illinois 60015

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

EDWARD M. MOODY

After recording return to:

COOK COUNTY RECORDER OF DEEDS

John W. Morse, Esq.
Patzik, Frank & Samotny, Ltd.
200 South Wacker Drive, Suite 2700
Chicago, Illinois 60606

DATE: 12/03/2019 01:03 PM PG: 1 OF 7

SPECIAL WARRANTY DEED

This Indenture, made as of the 21 day of November, 2019, between **GPD, LLC**, an Illinois limited liability company ("Grantor") and **APG Gross Point Road LLC**, an Illinois limited liability company ("Grantee"), having a mailing address of 4524 Clearwater Lane, Naperville, Illinois 60564, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged pursuant to authority given by Grantor, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto Grantee, FOREVER, all the following described real estate, situated in the County of Champaign and State of Illinois, known and described as follows (hereinafter referred to as the "Subject Property") to wit:

[See legal description attached as Exhibit "A"]

Together with all and singular the hereditaments and appurtenances belonging there, or in any way 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 Grantor, either at law or in equity, of, in and to the Subject Property, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Subject Property, with the appurtenances, unto Grantee, its successors and assigns, forever.

PERMANENT REAL ESTATE INDEX NUMBER: 10-16-424-064-0000

ADDRESS OF REAL ESTATE: 8800-8820 Gross Point Road, Skokie, IL 60076

And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, for itself and its successors, that it has not done or suffered to be done, anything whereby the Subject Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and defend the Subject Property against all persons

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lawfully claiming, or to claim the same, by, through or under it, subject only to the following (hereinafter, collectively, the "Permitted Title Exceptions"):

1. General real estate taxes against the Subject Property as are not due and payable on the date of delivery of this deed;
2. Those matters identified on Exhibit "B" attached hereto and made a part hereof; and
3. Acts done or suffered by Grantee and any person or entity claiming by, through or under Grantee.

[EXECUTION PAGE FOLLOWS]

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EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1: LOT 3 IN GROSS POINT CROSSING SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 26, 2008 AS DOCUMENT 0808616026, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER THE LAND DESIGNATED AS INGRESS/EGRESS EASEMENT LOCATED ON LOTS 1 AND 2 IN SAID GROSS POINT CROSSING SUBDIVISION RECORDED MARCH 26, 2008 AS DOCUMENT 0808616026, IN COOK COUNTY, ILLINOIS.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 13, 2008 AS DOCUMENT 0816509085 AS AMENDED BY FIRST AMENDMENT RECORDED APRIL 10, 2009 AS DOCUMENT 0910031020 AND BY SUPPLEMENTAL DECLARATION RECORDED APRIL 24, 2013 AS DOCUMENT 1311439065 FOR REASONABLE ACCESS, INGRESS AND EGRESS OVER ALL PAVED DRIVEWAYS, ROADWAYS AND WALKWAYS AS PRESENTLY OR HEREAFTER CONSTRUCTED AND CONSTITUTION A PART OF THE COMMON AREA LOCATED ON LOTS 1 AND 2 IN SAID GROSS POINT CROSSING SUBDIVISION RECORDED MARCH 26, 2008 AS DOCUMENT 0808616026, IN COOK COUNTY, ILLINOIS.

PIN: 10-16-424-064-0000

Commonly Known As: 8800-8820 Gross Point Road, Skokie, IL 60076

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EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
2. The Land lies within the boundaries of Special Service Area #6 for West Dempster Street as disclosed by Ordinance recorded as Document No. 0819650055, and is subject to additional taxes under the terms of said Ordinance and subsequent related Ordinances.
3. 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 the right to grade to street level as contained in the following Deeds:
 - Lot 20: LR 315092
 - Lot 21: LR 406387
 - Lots 24 and 25: LR 316235
 - Lot 27: LR 310546
 - Lots 28, 29 and 30: LR 334924
4. Conditions contained in Ordinance recorded as Document No. 90584106 relating to repair and restoration of intersections, location of structures, removal of traffic signals.
5. Terms, provisions, conditions and limitations contained in Ordinance No. 20-2z-3067, a copy of which was recorded March 2, 2002 as Document No. 0020245228, establishing the West Dempster Street Business Redevelopment District in the Village of Skokie.
6. Grant of Easement recorded July 18, 1990 as Document No. 90343863 in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, their respective licensees, successors, assigns, jointly and severally, an easement to construct, operate, maintain, renew, relocate and remove, from time to time, wires, cables, conduits, manholes, transformers, pedestals and other facilities used in connection with underground transmission and distribution of electricity, sounds and signals, together with right of access to same. Said easements shown on Exhibit "A" attached thereto and as shown on the Plat of Gross Point Crossing Subdivision recorded March 26, 2008 as Document No. 0808616026.
7. Notice of Approval recorded February 28, 2008 as Document No. 0805950131, an Ordinance granting site plan approval for the construction and establishment of a Commercial Planned Development at 5200-5244 Dempster Street and 8800-8828 Gross Point Road, Skokie, Illinois in a B2 Commercial District was approved on January 22, 2008.
8. Landscaping Installation and Maintenance Agreement recorded February 28, 2008 as Document No. 0805950133, relating to the installation of landscaping in accordance with the landscaping plan approved by the Village and the terms and provisions contained therein.

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9. Blanket Utility and Drainage Easement Provisions contained in the Certificate appended to the Plat of Gross Point Crossing Subdivision recorded March 26, 2008 as Document No. 0808616026, as follows:

A blanket utility easement (B.U. & D.E.) is hereby reserved for and granted to the Village of Skokie and to those public utility companies operating under franchisee from the Village of Skokie, including but not limited to Commonwealth Edison, Nicor, AT&T and their successors and assigns, over all areas hereon platted and designated "Blanket Utility and Drainage Easement", excepting therefrom any buildings within the development, together with the additional terms and provisions contained therein.

10. Blanket Ingress/Egress Easement Provisions contained in the Certificate appended to the Plat of Gross Point Crossing Subdivision recorded March 26, 2008 as Document No. 0808616026, as follows:

A non-exclusive easement for ingress and egress is hereby reserved and granted to all present and future owners of Lots 1 - 3, inclusive, their Mortgagees, Lessees, Invitees, successor and assigns, and the general public for vehicular and pedestrian traffic over the property designed as Ingress/Egress Easement, excepting therefrom any buildings within this development.

11. Covenants, conditions, easements 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), contained in Declaration of Easements, Covenants, Conditions and Restrictions recorded June 13, 2008 as Document No. 0816509085 as amended by First Amendment of Declaration of Easements, Covenants, Conditions and Restrictions recorded April 10, 2009 as Document No. 0910031020, and by Supplemental Declaration of Covenants, Conditions and Restrictions recorded April 24, 2013 as Document No. 1311439065, relating to the development, use, driveways, common area and reciprocal easements, together with the terms and provisions contained therein.
12. Landscaping Installation and Maintenance Agreement recorded January 23, 2009 as Document No. 0902356041, relating to the installation of landscaping in accordance with the landscaping plan approved by the Village and the terms and provisions contained therein.
13. Violation of the use restriction contained in Declaration recorded as document 0816509085 by that part of the land operated as the Russian School of Mathematics.
14. Encroachment of the fence located mainly on the Land onto the the right-of-way known as Enfield Street as shown on a survey made by JLH Land Surveying Inc. dated July 31, 2019, last revised August 8, 2019, No. 19-693-104.

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15. Encroachment of concrete located mainly on land northeasterly and adjoining onto the land by 1.61 feet as shown on a survey made by JLH Land Surveying Inc. dated July 31, 2019, last revised August 8, 2019, No. 19-693-104.
16. Terms, provisions, and conditions relating to the easement described as Parcel 2 contained in the instrument creating said easement. Rights of the adjoining owner or owners to the concurrent use of said easement.

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