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Doc#: 2015421045 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/02/2020 10:07 AM Pg: 1 of 7

Dec ID 20200401670686
ST/CO Stamp 0-092-517-600 ST Tax \$200.00 CO Tax \$100.00

4/10512726 01 1/1

SPECIAL WARRANTY DEED

GIT

The Grantors, **SUBHASH GOYAL**, an married man of the City of Chicago, County of Cook, State of Illinois, and **MENJINDER BHAMBRA**, a married man of the Village of Northbrook, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, do hereby GRANT, BARGAIN, SELL AND CONVEY with the special warranty covenants set forth below unto Grantee, **REDJO ASSOCIATES LLC**, an Illinois limited liability company, having its principal office at 3630 Ari Lane, Glenview, IL 60026, all of Grantors' interest in the real estate, situated in the County of Cook, and State of Illinois, legally described on **Exhibit A** attached hereto and incorporated herein by reference.

SUBJECT TO (a) general real estate taxes not yet due and payable; (b) matters or exceptions caused or created by Grantee; (c) those matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference.



TO HAVE AND TO HOLD the above described real estate unto Grantee, forever.

And Grantors promise and agree to and with Grantee, that Grantor has not done or suffered to be done, anything whereby the above described real estate is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, the above described real estate against all persons lawfully claiming, or to claim the same, by, through or under Grantors, but none other.

Permanent Real Estate Index Numbers: 04-22-101-047-1029

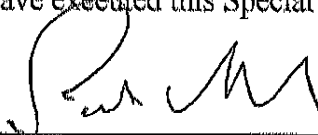
Address of Real Estate: 2640 Patriot Boulevard, Unit A-2-A-2, Glenview, IL 60026

THIS IS NOT A HOMESTEAD PROPERTY

REAL ESTATE TRANSFER TAX		04-May-2020
	COUNTY:	100.00
	ILLINOIS:	200.00
	TOTAL:	300.00
04-22-101-047-1029		20200401670686 0-092-517-600

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IN WITNESS WHEREOF, said Grantors have executed this Special Warranty Deed this 29th day of April, 2020.


SUBHASH GOYAL

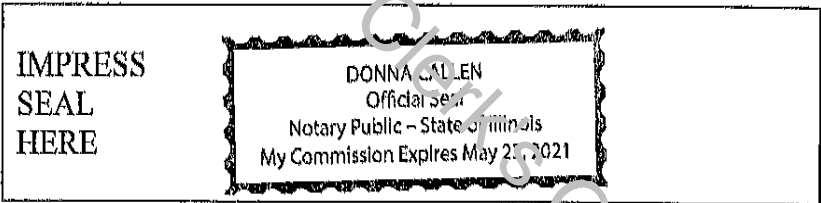

MENJINDER BHAMBRA

State of Illinois)
) ss.
County of Lake)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Subhash Goyal and Menjinder Bhambra, personally known to me to be same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as ^{their} free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of April, 2020.

Commission expires 5/23/21 
NOTARY PUBLIC



This instrument prepared by Amin Law Offices, 1900 E. Golf Road - Suite 1120, Schaumburg, IL 6017

<p>Mail To:</p> <p>Erwin Law 4043 North Ravenswood Avenue Suite 208 Chicago, Illinois 60613</p>	<p>Name and address of Taxpayer:</p> <p>REDJO ASSOCIATES LLC 3630 Ari Lane Glenview, IL 60026</p>
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EXHIBIT A

LEGAL DESCRIPTION

UNIT A-2-A-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE PATRIOT COURTYARDS OFFICE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0600627031, IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. TERMS, PROVISIONS, COVENANTS, RESTRICTIONS AND OPTIONS (BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW) CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0600627031, AS AMENDED FROM TIME TO TIME.
2. RIGHT, TITLE AND INTEREST OF GLENVIEW NAVAL AIR STATION BY REASON OF VARIOUS UTILITY LINES SHOWN ON PLAT OBTAINED FROM GLENVIEW NAVAL AIR STATION, JUNE, 1996, AS FOLLOWS: STORM SEWER LINES.
(AFFECTS THE COMMON ELEMENTS)
3. 10 FOOT PUBLIC UTILITIES EASEMENT AS SHOWN ALONG THE EASTERLY LINE OF THE LAND AS SHOWN ON THE PLAT OF GLENVIEW NAVAL AIR STATION SUBDIVISION NO. 2, RECORDED MARCH 31, 1999 AS DOCUMENT 99313067.
(AFFECTS THE COMMON ELEMENTS)
4. COVENANTS CONTAINED IN DEED RECORDED AS DOCUMENT NUMBER 97686368, GIVING A RIGHT OF ACCESS TO THE GRANTOR, THE U.S. OF A., ITS OFFICERS, AGENTS, EMPLOYEES, CONTRACTORS AND SUBCONTRACTORS, FOR REMEDIAL ACTION OR CORRECTIVE ACTION IN ACCORD WITH SECTION 120(H) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT; PROVIDING THAT GRANTEE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, DISABILITY OR NATIONAL ORIGIN IN THE USE, OCCUPANCE, SALE OR LEASE OF THE LAND, OR IN EMPLOYMENT PRACTICES. THE U.S. OF A. HAS THE SOLE RIGHT TO ENFORCE SAID COVENANT; AND PROVIDING THAT GRANTEE VILLAGE OF GLENVIEW WILL RETAIN ALL RIGHT, TITLE AND INTEREST TO CERTAIN PORTIONS OF THE REAL ESTATE ON EXHIBIT "B" TO SAID DOCUMENT AS PUBLIC USE CAMPUS AREA 12, OPEN SPACE AREA 20, AND LAKE AREA 20A, UNTIL SEPTEMBER 1, 2022.
5. A NON-EXCLUSIVE AND PERPETUAL UTILITY EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF GLENVIEW AND PUBLIC UTILITY AND CABLE COMPANIES, IN, UPON, ALONG AN UNDER THOSE PARTS OF THE LOTS THEREIN SHOWN ON THE PLAT HEREOF AS TO ACCESS, CONSTRUCT, INSTALL, LAY, MAINTAIN, OPERATE, RELOCATE, RENEW AND/OR REMOVE EQUIPMENT AND APPURTENANCES NECESSARY FOR OPERATION OF GAS, ELECTRIC, TELEPHONE, CABLE, WATER, SANITARY SEWER, OR STORM WATER DRAINAGE FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT AREA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO ENTER UPON OR OVER THE PUBLIC UTILITY EASEMENT AREA WITHOUT THE CONSENT OF THE OWNER OF THE PROPERTY, SUBJECT TO SAID EASEMENT, AND ALSO TO CUT, TRIM OR REMOVE, TRESS BUSHES, ROOTS SAPLINGS,

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AND OTHER LANDSCAPING AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GRANTED. NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN THE PUBLIC UTILITY EASEMENT. NOTWITHSTANDING ANY PROVISIONS CONTAINED HEREIN TO THE CONTRARY, NO AERIAL WIRES SHALL BE SUSPENDED, ERECTED OR PLACED ABOVE THE GROUND WITHIN THE EASTERLY 10 FEET, AS SHOWN ON THE PLAT OF GLENVIEW NAVAL AIR STATION SUBDIVISION NO. 2, RECORDED MARCH 31, 1999 AS DOCUMENT 99313067.

(AFFECTS A 10-FOOT STRIP ALONG THE EASTERLY LINE OF THE LAND) (AFFECTS THE COMMON ELEMENTS)

6. AN EXCLUSIVE AND PERPETUAL EASEMENT IN FAVOR OF VILLAGE OF GLENVIEW, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO ACCESS, INSTALL, OPERATE AND MAINTAIN AND REMOVE FACILITIES USED FOR BUT NOT LIMITED TO VILLAGE LIGHTING, WATER SUPPLY AND DISTRIBUTION, SANITARY AND STORM WATER COLLECTION AND DISCHARGE ACROSS, ALONG, UPON AND UNDER THE SURFACE OF THE LAND SHOWN ON THE PLAT HEREOF EXCEPTING THEREFROM THE AREAS UNDER BUILDINGS AND STRUCTURES. ALSO GRANTED HERewith IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN AND THE RIGHT TO ENTER UPON OVER OR ADJACENT TO VILLAGE FACILITIES WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER OF THE PROPERTY BURDENED BY THIS BLANKET EASEMENT. AFTER INSTALLATION OF ANY OF THE VILLAGE'S FACILITIES THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. ALSO GRANTED HERewith IS THE RIGHT OF INGRESS AND EGRESS OVER AND ALONG ALL STREETS AND CUL-DE-SACS WITHIN THE PROPERTY. ALSO GRANTED HERewith AND WITHOUT EXCEPTION IS THE SUBDIVISION FOR THE PURPOSE OF PROVIDING POLICE AND FIRE PROTECTION, AS CONTAINED IN THE PLAT RECORDED AS DOCUMENT NO. 99313067, AFFECTING THE EASTERLY 10 FEET OF THE LAND.
(AFFECTS THE COMMON ELEMENTS)
7. COVENANTS CONTAINED IN DEED RECORDED AS DOCUMENT NUMBER 99357858, GIVING A RIGHT OF ACCESS TO THE GRANTOR, THE U.S. OF A., ITS OFFICERS, AGENTS, EMPLOYEES, CONTRACTORS AND SUBCONTRACTORS, FOR REMEDIAL ACTION OR CORRECTIVE ACTION IN ACCORD WITH SECTION 120(H) OF THE COMPREHENSIVE ENVIRONMENTALRESPONSE, COMPENSATION AND LIABILITY ACT; AND PROVIDING THAT GRANTEE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, DISABILITY OR NATIONAL ORIGIN IN THE USE, OCCUPANCE, SALE OR LEASE OF THE LAND, OR IN EMPLOYMENT PRACTICES. THE U. S. OF A. HAS THE SOLE RIGHT TO ENFORCE SAID COVENANT.
8. PUBLIC UTILITY EASEMENT 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 AS DOCUMENT NO. 0010389642.
(AFFECTS THE WEST 10 FEET AND THE EAST 30 FEET OF THE NORTH 55 FEET OF LOT 2 OF PRAIRIE GLEN CORPORATE CAMPUS) (AFFECTS THE COMMON ELEMENTS)

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9. EASEMENT IN FAVOR OF AMERITECH, AND ITS/THEIR RESPECTIVE SUCCESSOR 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 AS DOCUMENT NO. 0010389642, AFFECTING THE SOUTH 140 FEET OF LOT 2 OF PRAIRIE GLEN CORPORATE CAMPUS, AS SHOWN ON SAID PLAT. (AFFECTS THE COMMON ELEMENTS)
10. BLANKET EASEMENT IN FAVOR OF THE VILLAGE OF GLENVIEW, 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 WITH VILLAGE LIGHTING, WATER SUPPLY AND DISTRIBUTION, SANITARY AND STORM WATER COLLECTION AND DISCHARGE, INCLUDING THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT INCLUDED IN PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 0010389642. (AFFECTS THE COMMON ELEMENTS)
11. COVENANTS, 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), RELATING TO: USE OF THE PROPERTY, APPROVAL REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS, MAINTENANCE OF COMMON AREAS, SETBACKS AND LANDSCAPING, ASSESSMENTS AND THE LIEN THEREFOR, EASEMENTS FOR MAINTENANCE AND FOR UTILITIES, ALL CONTAINED IN THE DOCUMENT RECORDED MARCH 1, 2001 AS DOCUMENT NO. 0010166109 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
12. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY AND ADJOINING BY APPROXIMATELY 0.15 FEET TO 0.25 FEET, AS SHOWN ON PLAT SURVEY NUMBER 2596 PREPARED BY SPACECO, INC, DATED FEBRUARY 27, 2004. (ENCROACHMENT ENDORSEMENT APPROVED FOR OWNER'S AND LOAN POLICIES) 21. 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: 1. NON-DISCRIMINATION IN THE USE, OCCUPANCY, SALE OR LEASE; 2. ACCESS RIGHT OF THE U.S.A. FOR ENVIRONMENTAL REMEDIAL OR CORRECTIVE ACTION; 3. RIGHT OF THE VILLAGE OF GLENVIEW TO GRANT EASEMENTS FOR PUBLIC UTILITIES, TEMPORARY CONSTRUCTION ACCESS; ALL AS MORE PARTICULARLY SET FORTH IN THE DEED OF CONVEYANCE RECORDED JUNE 8, 2004 AS DOCUMENT NO. 0416042102, BETWEEN THE VILLAGE OF GLENVIEW, GRANTOR, AND CATELLUS PRAIRIE GLEN, INC., GRANTEE, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
13. 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

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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 COMMENCEMENT OF CONSTRUCTION, CONDITIONAL OPTION IN FAVOR OF GRANTOR, RESALE RESTRICTION, NONDISCRIMINATION ON THE BASIS OF RACE, COLOR, SEX, RELIGION OR NATIONAL ORIGIN IN THE USE, OCCUPANCY, SALE OR LEASE OF THE PROPERTY, RIGHT OF ACCESS FOR THE BENEFIT OF THE U.S.A. FOR ENVIRONMENTAL ACTION, THE RIGHT OF THE VILLAGE OF GLENVIEW TO CREATE PUBLIC UTILITY EASEMENTS, AND "OFFICE USE" RESTRICTION; ALL AS CONTAINED IN THE DEED FROM CATELLUS PRAIRIE GLEN, INC., TO PATRIOT COURTYARDS INVESTORS, L.L.C., RECORDED JUNE 8, 2004 AS DOCUMENT 0416042103, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

14. DRAINAGE ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT AS SHOWN ON PLAT OF PRAIRIE GLEN CORPORATE CAMPUS UNIT 1, RECORDED MAY 9, 2001, AS DOCUMENT 2010389642, AND THE PROVISIONS AS APPENDED THERETO, OVER THE FOLLOWING: THE NORTH 40 FEET AND THE EAST 30 FEET OF THE NORTH 55 FEET OF LOT 2. (AFFECTS COMMON ELEMENTS)

PROPERTY of Cook County Clerk's Office