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Upon recording return to:

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770 Lake Cook Road, Suite 150
Deerfield, IL 60015
Attn: Glenn Garfinkel



Doc# 2102219048 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/22/2021 02:44 PM PG: 1 OF 9

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 19th day of January, 2021, by CORE MR WESTVIEW, LLC, a Delaware limited liability company (the "Grantor"), to and in favor of PHD STREAMWOOD LLC, a California limited liability company ("Grantee").

WITNESSETH THAT:

Grantor, for valuable consideration, does hereby grants and conveys unto the Grantee, its successors and assigns, all of the parcel of land lying and being in the City of Streamwood, DuPage County, Illinois, as more fully described in Exhibit A attached hereto and made a part hereof (hereinafter referred to as the "Parcel");

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 Grantor either in law or in equity, of, in and to the Parcel, with the hereditaments and appurtenances;

BUT SUBJECT TO:

- (i) any and all leases as to any portions of the Parcel;
- (ii) all streets and public rights of way;
- (iii) the lien of all ad valorem real estate taxes and assessments not yet due and payable as of the date of the date hereof, subject to adjustment as herein provided;
- (iv) local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Parcel;
- (v) the exceptions set forth on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD, the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

REAL ESTATE TRANSFER TAX

22-Jan-2021



COUNTY:	1.020.00
ILLINOIS:	2,040.00
TOTAL:	3,060.00

06-25-202-006-0000

| 20201201686078 | 0-196-210-704

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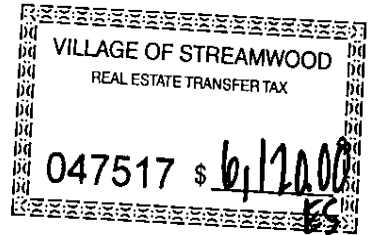
And Grantor, as its sole warranty, will warrant and defend title to the Parcel against all parties lawfully claiming the same from, through or under it, but against no others.

And Grantor hereby covenants and warrants that it is fully authorized to convey the Parcel as set forth herein.

[REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

[Signatures on next page]

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Exhibit A
Legal Description

LOT 3 IN WESTVIEW CENTER SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1989 AS DOCUMENT 89440939, (AND THE RATIFICATION THEREOF RECORDED MAY 29, 1990 AS DOCUMENT NO. 90247258), IN COOK COUNTY, ILLINOIS

PIN: 06-25-202-006-0000

COMMON ADDRESS: 950 S. BARRINGTON ROAD
STREAMWOOD, ILLINOIS 60107-2289

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

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EXHIBIT B

Permitted Exceptions

1. Existing unrecorded Ground lease with Portillo's Hot Dogs, Inc. and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
2. Agreement to allow removal of personal property dated August 7, 1995 and recorded November 15, 1995 as document 95790098 made by and between Phoenix Leasing Incorporated and Bradley Real Est, Inc.
3. Easement agreement recorded September 15, 1988 as document 88422878 in favor of Northern Illinois Gas Company, its 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. (Affects the Parcel and other property)
4. Terms, provisions, conditions and limitations of Resolution No. 1-90-12, authorizing the acceptance of a grant of easement (Westview Shopping Center), a copy of which was recorded May 9, 1990 as document 90215169.
5. Grant of easement upon, over, and under the Easterly 20.00 feet of the Land as granted to the Village of Hanover Park of the right to install, maintain, repair and replace and to make connection with sewer mains or water mains on the Land as contained in document 18794429.
6. Utility easement as shown on Plat of Hanover Gardens recorded July 19, 1962 as document 18537907
 - Purportedly disclaimed made by the Commonwealth Edison Company as disclosed by instrument recorded June 24, 1976 as document 23533990.
 - Purportedly released by the Illinois Bell Telephone Company by instrument recorded June 24, 1976 as document 23533991.
 - Purportedly disclaimed by Northern Illinois Gas Company as disclosed by instrument recorded June 24, 1976 as document 23533992.
 - Purportedly released by the Illinois Bell Telephone Company by instrument recorded December 6, 1978 as document 24751300.
 - Purportedly released by the Commonwealth Edison Company by instrument recorded December 6, 1978 as document 24751302.
7. Terms, provisions, conditions and limitations of covenant dated June 22, 1989 and recorded July 28, 1989 as document 89347326 between American National Bank and Trust Company of Chicago, as trustee under trust agreement dated September 28, 1987 and known as trust number 103624-08 and the Village of Hanover Park relating to the restrictions of the erection of certain free standing signs on the outlots.
8. Easement in favor of the Village of Hanover Park and its 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

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contained in the resolution No. 1-90-12, authorizing the acceptance of a grant of easement (Westview Shopping Center), a copy of which was recorded May 9, 1990 as document 90215169.

9. Easement over the Northerly 10 feet and the Westerly 10 feet of Land for the purpose of installing and maintaining all equipment necessary for the purpose of serving the Subdivision and other property with telephone and Electric Service, together with right to overhang aerial service wires over any part of Land and also with right of access thereto as granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns and as shown on the Plat of Subdivision recorded March 27, 1963 as document 18753186.
10. Rights of the public, the State of Illinois, and the municipality in and to that part of the East 1/2 of the South East 1/4 of Section 25 as was originally laid out and used for road purposes and so much thereof as was dedicated for road purposes by instrument dated December 29, 1932 and recorded February 24, 1933 as document 11203459.
11. Rights of the public and of the State of Illinois in and to the West 17 feet of the East 50 feet of the Land as dedicated for road purposes by instrument dated May 2, 1932 and recorded July 11, 1932 as document 11114250.
12. Easement for public utilities along the South Line of the Land as disclosed by inspection.
13. Covenants, conditions and restrictions of the construction, operation and reciprocal easement agreement made March 20, 1989, by and between P & D Partners, No. 111, an Illinois Limited Partnership, American National Bank and Trust Company of Chicago, as trustee under trust agreement dated September 28, 1987 and known as trust number 103625-07, and the May Department Stores Company, a New York Corporation, recorded March 31, 1989 as document 89143137.

Assignment and assumption agreement dated May 18, 1990 and recorded May 29, 1990 as document 90247260 Wherein Venture Stores Inc. As assignor assigned rights under and above-mentioned agreement to Metropolitan Life Insurance Company.
14. Easement agreement recorded September 15, 1988 as document 88422876 in favor of the Illinois Bell Telephone Company and the Commonwealth Edison Company, 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.
15. Grant of easement recorded May 13, 1963 as document 18794430 made by Hanover Builders Inc., to install, maintain, repair and replace and to connect sewer and water mains or interceptors on the Southerly 20.00 feet of the Land and other property.
16. Easement recorded May 27, 1963 as document 18753185 for electric and telephone line rights on private property granting right, permission and authority to construct, maintain, relocate and renew equipment consisting of Poles, pole structures, anchors, guys, stubs, conduits, wires, cables and other necessary electrical facilities upon, along, over and under the land.

Purportedly released by the Illinois Bell Telephone Company by instrument recorded December 6, 1978 as document 24751301.

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17. Covenants and restrictions contained in deed from Devon Bank as trustee under trust agreement dated May 1, 1970 and known as trust number 2036 to Thomas F. Woelfe dated May 3, 1976 and recorded June 24, 1976 as document 23533996 that no improvements above ground other than a parking Lot and amenities thereto may be constructed upon that part of parcel 3 lying South of a line drawn parallel to and 100 feet South of the North line.
18. Electric and telephone line right to construct, maintain relocate and renew equipment consisting of Poles, pole structures, push poles, anchors, guys, stubs, conduits, wires, cables and other necessary electrical facilities upon, along, over and under a portion of the Land as created by Grant to the Commonwealth Edison Company and the Illinois Bell Telephone Company recorded July 22, 1977 as document 24024982.
19. Easement over the following portion of Parcel 1 that part of Lot "A"-1 in Hanover Gardens, being a Subdivision of part of the East 1/2 of the South East 1/4 of Section 25, Township 41 North, Range 9, East of the Third Principal Meridian, described as follows:

Commencing at the point of intersection of the North Line of said Lot "A"-1 with the Southerly extension of the East Line of Lot "B"-12 in the Subdivision of Lot "B" Hanover Gardens Aforesaid; thence South 89 degrees, 06 minutes, 49 seconds West along the North Line of said Lot "A"-1, 53.075 feet to the point of beginning of the following described parcel of Land; thence South 17 degrees, 41 minutes, 39 seconds West a distance of 284.636 to a point on the Southwesterly line of Said Lot "A"-1, said point also being on the Northeasterly line of Lot "A"-7 in Hanover Gardens and Distance 87.28 Feet (as Measured along said Northeasterly line) from the Northwest corner of Said Lot "A"-7; thence North 61 degrees, 05 minutes, 22 seconds West along said Northeasterly line a distance of 35.682 feet; thence North 17 degrees, 41 minutes, 39 seconds East a distance of 265.93 feet to a point on the North Line of Said Lot "A"-1; thence North 89 degrees, 06 minutes, 49 seconds East along said North Line a distance of 36.925 feet to said point of beginning, all in Cook County, Illinois, in favor of dominant tenements as described in the easement agreement for the following purposes Inter Alia (A) pedestrian and vehicular ingress and Egress; and (B) The location, construction, reconstruction, operation, maintenance, repair, replacement, removal of any roadway constructed on said easement parcel and utility conduits including, but not limited to, gas, telephone wires, electric, water, storm sewer and sanitary sewer purposes and accessory items and incidental purposes as created by easement agreement made by and between Aetna State Bank, as trustee under trust agreement dated October 5, 1973 and known as Trust Number 10-1832; Aetna State Bank, as trustee under trust agreement dated August 10, 1975 and known as trust number 10-2020; West Suburban Investments, Inc., a corporation of Illinois; Chart House, Inc., a corporation of Los Angeles; Lester Properties Associates, Inc., a limited partnership of New York; Girard Trust Bank, a corporation of Pennsylvania; Lasalle National Bank, as trustee under trust agreement dated March 1, 1975 and known as trust number 48847; and Devon Bank, a corporation of Illinois, as trustee under trust agreement dated May 1, 1970 and known as trust number 2036 and recorded September 28, 1972 as document 22067752 as amended by easement amendment recorded June 24, 1976 as document 23533993 and the covenants, conditions and agreements therein contained.
20. Terms and provisions of cross access and parking easement agreement recorded June 16, 1988 as document number 88263899 made by and between American National Bank and Trust Company as Trustee under Trust Agreement dated September 28, 1987 and known as trust number 103625-07 and American National Bank and Trust Company as Trustee Under Trust Agreement dated September 28, 1987 and known as trust number 103624-08.
21. Declaration of easements and restrictions dated May 31, 1988 and recorded June 16, 1988 as

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document 88263898 made by American National Bank and Trust Company, as trustee under trust agreement dated September 28, 1987 and known as Trust Number 103625-07 relating to prohibition of certain uses and Activities and the terms and provisions thereof.

First Amendment to declaration of easement and restrictions dated July 20, 1998 and recorded as document 98686908 and re-recorded October 13, 1998 as document 98914115 made by Bradley Operating Limited Partnership and Krc Streamwood 897, Inc., an Illinois Corporation.

22. Easement in favor of Northern Illinois Gas Company, and its 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 November 2, 1988 as document 88506313, affecting the E2 of NE4 O Sec 25, twp 41 N, Rg 9 Ep (Ex T S 82.5 ft thereof) and ex the part lying North of a line described as follows: Beginning at a point on the East line of said quarter, (Sd Pnt Nb 1238.56 ft N Ot Sc Cor O Sd Quarter Sec); thc N 89 degrees, 48 minutes, 42 seconds W, 1311.71 ft to a pnt on T W Ln Ot E2 Ot Sd Quarter Sec, Sd Pnt Bng 1263.16 ft N Ot sw cor O Sd E2), Sd Pnt also bn T pnt O ending O Sd Ln. And also excepting th W 411.78 Ft Ot S 772.50 Ft Ot E2 Ot NE4 O Sd Sc 25 excepting therefrom the W 33 Ft and T S 82.5 ft thf)
23. A license agreement in favor of Parkway Bank and Trust, as trustee under trust agreement dated June 1, 1985 and known as trust number 7259, its successors and assigns to use one paved road, one 6-inch sewer line and one 12-inch water line in, under, upon and across a portion of parcel 4 as shown on 'exhibit a', attached thereto, together with the right of access to said equipment, and the provisions relating thereto contained recorded November 6, 1985 as document 85271390.
24. Easement in favor of the Commonwealth Edison Company and the Illinois Bell Telephone Company, 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 February 1, 1966 as document 19727082, affecting the Easterly
5.00 feet of the Land.
25. Easement in favor of the Commonwealth Edison Company and the Illinois Bell Telephone Company, 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 February 1, 1966 as document 19727083, affecting the Westerly
5.00 feet of the Land.
26. Easement for ingress and egress as created by deed recorded as document 20805282 as disclosed by special warranty deed (S) recorded as document 93579543 and 93579544.
27. Grant of easement in favor of the Village of Hanover Park for sewer, water main or storm sewer purposes over the Southerly 25.00 feet recorded March 11, 1974 as document 22650370 as disclosed by special warranty deed (S) recorded as document 93579543 and 93579544.
28. Encroachment of concrete parking islands and curbs onto adjacent Land and roads as disclosed by Survey No. 90-11977B dated July 13, 1993 prepared by Marchese and Sons, Inc. As

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disclosed by special warranty deed (S) recorded as document 93579543 and 93579544.

29. Terms, provisions, conditions and limitations of a comprehensive planning and Development Program for Hanover Park, a copy of which was recorded January 14, 1981 as document 25736783 as disclosed by special warranty deed (S) recorded as document 93579543 and 93579544.
30. Notice of fire alarm and burglar alarm equipment installed and owned by Chicago-metropolitan Fire Prevention Company recorded July 8, 2014 as document 1418946042.
31. Lease made by Brixmor SPE 3 LLC and to Sears Outlet Stores, LLC dated June 27, 2014, a memorandum of which was recorded July 16, 2014 as document no. 1419715049, demising the land for a term of 5 years, 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.
32. Memorandum of First Amendment to Lease made by and between Brixmor SPE 3, LLC and Fitness International, LLC recorded October 17, 2019 as Document Number 1929049224.
33. Declaration of Covenants and Operating Agreement dated as of even date herewith and recorded on 1-22-2021, 2021 as Document Number 2102219047.

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