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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/04/2021 09:41 AM PG: 1 OF 6

This Document Prepared by:

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Tax #: 11-18-117-009 0000 Vol. 057
Address: 1701 Maple Avenue, Evanston, IL 60201

SPECIAL WARRANTY DEED

#effective as of October 29, 2021
THIS INDENTURE, made this *27th* day of *October*, 2021, from SCG CHURCH STREET PLAZA, LLC, a Delaware limited liability company (herein called "Grantor"), to 900-950 CHURCH STREET PROPERTY LLC, an Illinois limited liability company (herein called "Grantee").

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 at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Cook County, Illinois and legally described in **Exhibit "A"** (the "Property"), attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said bargained Property, together with all right, title and interest of Grantor in and to (a) improvements, buildings, structures and fixtures located thereon; (b) all easements, if any, benefiting the Property; and (c) all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to (i) any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; (ii) the strips, gaps or gores, if any, between the Property and abutting properties; (iii) all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; (iv) any condemnation awards from any condemnation proceeding pertaining to the Property, and (v) sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

This Deed and the warranty of title contained herein are made expressly subject to the items set forth on **Exhibit "B"** attached hereto and made a part hereof.

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Grantor will warrant and forever defend the right and title to the above described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

[Remainder of Page Left Intentionally Blank]

[Signature on Following Page]

Property of Cook County Clerk's Office

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Exhibit "A"
to
Special Warranty Deed

THE PROPERTY

FEE PARCEL 1:

LOT 1 IN CHURCH MAPLE SECOND RESUBDIVISION, BEING RESUBDIVISION OF PART OF CHURCH MAPLE RESUBDIVISION RECORDED JUNE 2, 1999 AS DOCUMENT NO. 99528041 AND ALSO PART OF CHURCH MAPLE FIRST RESUBDIVISION RECORDED OCTOBER 2, 2000 AS DOCUMENT 00766687, BEING IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 2001 AS DOCUMENT 0010548879, ALL IN COOK COUNTY ILLINOIS.

EASEMENT PARCEL 2:

EASEMENTS FOR THE BENEFIT OF THAT PART OF PARCEL 1 FALLING WITHIN LOT 1 IN FINAL PLAT OF CHURCH MAPLE FIRST RESUBDIVISION RECORDED OCTOBER 2, 2000 AS DOCUMENT 00766687 IN COOK COUNTY, ILLINOIS AS DESCRIBED IN THE MINI-ANCHOR PARCEL EASEMENT AGREEMENT DATED OCTOBER 12, 2000 RECORDED OCTOBER 27, 2000 AS DOCUMENT 00847577 AND ADDENDUM TO MINI-ANCHOR PARCEL EASEMENT AGREEMENT DATED AUGUST 13, 2002 AND RECORDED AUGUST 27, 2002 AS DOCUMENT 0020941069 MADE BY AND BETWEEN THE CITY OF EVANSTON AND CHURCH STREET PLAZA, LLC AN ILLINOIS LIMITED LIABILITY COMPANY OVER THE FOLLOWING DESCRIBED LAND:

LOT 2 IN FINAL PLAT OF CHURCH MAPLE FIRST RESUBDIVISION RECORDED OCTOBER 2, 2000 AS DOCUMENT 00766687, BEING A RESUBDIVISION OF LOT 2 IN CHURCH MAPLE RESUBDIVISION, BEING A RESUBDIVISION OF PART OF DEMPSTER'S SUBDIVISION OF BLOCK 66 OF THE VILLAGE OF EVANSTON, COOK COUNTY, ILLINOIS; PART OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY (FORMERLY CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD RIGHT OF WAY); PART OF BLOCK 18 IN THE VILLAGE OF EVANSTON; ALL OF BLOCKS 2 AND 3 IN CIRCUIT COURT SUBDIVISION IN PARTITION OF LOT 22 IN THE COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS; AND PART OF VACATED CLARK STREET AND EAST RAILROAD AVENUE BEING IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF EVANSTON, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1999 AS DOCUMENT 99528041, ALL IN COOK COUNTY, ILLINOIS, DEFINED AS THE "CITY PROPERTY" FOR THE FOLLOWING PURPOSES:

(A) FOR THE CONSTRUCTION, INSTALLATION, USE, INSPECTION, MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF THE MINI-ANCHOR IMPROVEMENTS IN THE AIR SPACE ABOVE THE "CITY PROPERTY".

(B) FOR THE CONSTRUCTION, INSTALLATION, INSPECTION, REPAIR, REPLACEMENT AND OPERATION OF PEDESTRIAN AND VEHICULAR ACCESS WAYS AND PARKING AREAS AND LOADING DOCKS UPON THE "CITY PROPERTY".

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(C) FOR THE USE OF PEDESTRIAN AND VEHICULAR ACCESS WAYS AND PARKING AREAS AND LOADING DOCKS LOCATED FROM TIME TO TIME ON THE "CITY PROPERTY".

(D) FOR USE OF THE "CITY PROPERTY" FOR THE CONSTRUCTION, USE, INSPECTION, MAINTENANCE, REPAIR AND REPLACEMENT OF FOOTINGS, FOUNDATIONS AND COLUMNS SUPPORTING THE MINI-ANCHOR IMPROVEMENTS CONSTRUCTED WITHIN THE AIR SPACE PARCEL.

(E) FOR ENTRY UPON, ABOVE AND BELOW AND FOR INGRESS AND EGRESS THROUGH THE "CITY PROPERTY" WITH MEN, MATERIALS AND EQUIPMENT TO THE EXTENT REASONABLY NECESSARY IN THE PERFORMANCE OF THE CONSTRUCTION, INSTALLATION, MAINTENANCE, INSPECTION, TESTING, REPAIR AND REPLACEMENT OF THE MINI-ANCHOR IMPROVEMENTS WITHIN THE AIR SPACE PARCEL, THE FOOTINGS, FOUNDATIONS AND COLUMNS LOCATED WITHIN THE "CITY PROPERTY" WHICH PROVIDE STRUCTURAL SUPPORT FOR THE MINI-ANCHOR IMPROVEMENTS, THE PEDESTRIAN AND VEHICULAR ACCESS WAYS LOCATED UPON THE "CITY PROPERTY" AND THE PARKING AREAS LOCATED UPON THE "CITY PROPERTY".

(F) FOR THE CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF PAVING, PAVERS, CURBS, GUTTERS, LIGHTING, STORM WATER CATCH BASIN FACILITIES, UNDERGROUND PIPES AND OTHER SIMILAR OR RELATED FACILITIES NECESSARY FOR DRAINAGE OF STORM WATER AS NECESSARY TO EFFECTUATE THE INTENT OF THE AFOREMENTIONED EASEMENTS.

EASEMENT PARCEL 4:

NON-EXCLUSIVE EASEMENTS APPURTENANT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE EASEMENT AND OPERATING AGREEMENT DATED AUGUST 20, 2001 AND RECORDED AUGUST 23, 2001 AS DOCUMENT 0010778595 MADE BY OPTIMA MAPLE EVANSTON LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP AND CHURCH STREET PLAZA, LLC OVER THE LAND DESCRIBED THEREIN.

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Exhibit "B"

to

Special Warranty Deed

PERMITTED TITLE EXCEPTIONS

1. General real estate taxes and assessments for the year 2021 and subsequent years.
2. Easement and Operating Agreement dated August 20, 2001 and recorded August 23, 2001 as document 00110778595, as affected by First Amendment to Easement and Operating Agreement recorded January 24, 2003 as document 0030113627, and Second Amendment to Easement and Operating Agreement recorded July 22, 2003 as document 0320318101.
3. Special Warranty Deed recorded October 27, 2000 as document 00847579.
4. Redevelopment Agreement dated October 23, 1998 as amended, as disclosed by Memorandum of Redevelopment Agreement recorded June 10, 1999 as document 99447362, as affected by Assignment and Assumption of Redevelopment Agreement recorded August 23, 2001 as document 0010778594; Assignment and Assumption of Redevelopment Agreement recorded February 24, 2003 as document 0030252502; and Termination of Redevelopment Agreement and Restatement of Surviving Obligations Agreement recorded September 2, 2003 as document 1326816087.
5. Mini-Anchor Parcel Easement Agreement made by The City of Evanston and Church Street Plaza, LLC, recorded October 27, 2000 as document 00847577, as affected by Addendum to Mini-Anchor Parcel Easement Agreement recorded August 27, 2002 as document 0030941069.
6. Special Warranty Deed recorded June 10, 1999 as document 99557363.
7. All matters set forth on survey made by Manhard Consulting Ltd. dated September 9, 2021 as File No. 9591.
8. Ordinance No. 106-O-15 recorded August 12, 2016 as document 1622513050.
9. Mortgage, Assignment of Leases and Rents, Fixture Filing and Security Agreement dated December 13, 2013 and recorded December 13, 2013 as document 1334722125 made by SCG Church Street Plaza, LLC to Employers Reassurance Corporation, and all other ancillary documents recorded in connection therewith, the same being assumed by Grantee simultaneously with the recording of this instrument.