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RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:

The Apartments At Woodfield LLC
1021 38th Street, 4th Floor
Brooklyn, NY 11219
Attn: Ben Beitel

Prepared By:

Nancy Dubonnet, APC
2082 Michelson Drive, 4th Floor
Irvine, CA 92612
Attn: Annika Lee, Esq.


2206022001D
Doc# 2206022001 Fee \$88.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 03/01/2022 09:17 AM PG: 1 OF 8

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

THE GRANTOR, FPA6 WOODFIELD, LLC, a Delaware limited liability company, whose address is 2082 Michelson Drive, 4th Floor, Irvine, CA 92612, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, CONVEYS AND SELLS to THE APARTMENTS AT WOODFIELD LLC, a Delaware limited liability company, whose address is 1021 38th Street, 4th Floor, Brooklyn NY 11219, all interest in the real property legally described on Exhibit A attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantor will warrant and defend the real property described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on Exhibit B.

PINs and Common Address(es): See Exhibit A.

[Signature Page Follows]

CITY OF ROLLING MEADOWS, IL REAL ESTATE TRANSFER STAMP	
DATE	85 Feb 20 22 \$ 333,000.00
ADDRESS	4700 Arbor Drive
16828	Initial MR

CAHI 2109001 LI 550055 1076
IT 100612 IHT

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of
February 24, 2022.
25

GRANTOR:

FPA6 WOODFIELD, LLC,
a Delaware limited liability company

By: [Signature]
Name: Michael B. Earl
Title: Vice President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

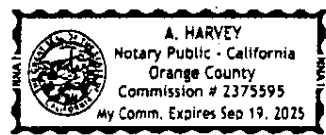
On Feb. 15, 2022, before me, A. Harvey,
(insert name and title of the officer)

Notary Public, personally appeared Michael B. Earl,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature A. Harvey



(Seal)

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EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

All that land situated in the State of Illinois, County of Cook, City of Rolling Meadows, and described as follows:

Parcel 1:

Lot 1 of Ramlin Rose Estates Unit No. 1, being a subdivision of part of the Northeast $\frac{1}{4}$ of Section 12, Township 41 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded March 1, 1965 as document no. 19394286, in Cook County, Illinois.

Parcel 2:

Lot 2 (except that part of said Lot 2 lying Easterly of a line which begins at a point on the Northernmost line of said Lot which is 157.88 feet Easterly from the Northernmost corner of said Lot 2 and runs thence South 00 degrees 17 minutes 18 seconds East, a distance of 183.34 feet to a point on the Southerly boundary of said Lot) of Ramlin Rose Estate Unit No. 1, being a subdivision of part of the Northeast $\frac{1}{4}$ of Section 12, Township 41 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded March 1, 1965 as document no. 19394286, in Cook County, Illinois.

Parcel 3:

That part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12, Township 41 North, Range 10, East of the Third Principal Meridian, and of that part of Fractional Section 7, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows:

Beginning at the Northernmost corner of Lot 2 of Ramlin Rose Estates Unit No. 1, recorded March 1, 1965 as document no. 19394286; thence Eastward, along the Northernmost line of said Lot 2, South 84 degrees 18 minutes 00 seconds East, a distance of 157.88 feet; thence South 00 degrees 17 minutes 18 seconds East, a distance of 183.34 feet; thence South 74 degrees 23 minutes 00 seconds West, a distance of 372.19 feet; thence South 05 degrees 57 minutes 00 seconds East, a distance of 28.00 feet; thence South 84 degrees 53 minutes 50 seconds West, a distance of 566.67 feet; thence North 08 degrees 35 minutes 00 seconds West, a distance of 66.00 feet; thence South 81 degrees 25 minutes 00 seconds West, a distance of 95 feet; thence South 12 degrees 55 minutes 41 seconds West, a distance of 422.02 feet; thence South 84 degrees 31 minutes 25 seconds East, a distance of 884.92 feet; thence North 48 degrees 17 minutes 22 seconds East, a distance of 166.73 feet; thence Northeastward along a curved line, convexed to the Southeast, of 492.50 feet in radius, having a chord length of 78.51 feet on a bearing of North 35 degrees 08 minutes 48 seconds East, for an arc length of 78.59 feet to a point of tangency; thence North 30 degrees 34 minutes 31 seconds East, a distance of 66.17 feet to a point of curvature; thence Northeastward along a curved line, convexed to the Northwest of 420.50 feet in radius, for an arc length of 93.14 to a point of compound curvature;

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thence Northeastward along a curved line, convexed to the Northwest, of 320.50 feet in radius, for an arc length of 132.96 feet to a point of tangency; thence North 67 degrees 02 minutes 11 seconds East, a distance of 89.20 feet to a point of curvature; thence Northeastward along a curved line, convexed to the Southeast, of 120.39 feet in radius, for an arc length of 133.63 feet to a point of tangency; thence North 03 degrees 26 minutes 34 seconds East, a distance of 721.27 feet to the most Easterly corner of the Tract of Land conveyed by Deed recorded November 14, 1984 as document no. 27336988; thence North 89 degrees 06 minutes 47 seconds West, along the South Line of said Tract, a distance of 310.03 feet; thence South 00 degrees 17 minutes 18 seconds West, a distance of 120.76 feet; thence North 68 degrees 30 minutes 23 seconds West, a distance of 230.74 feet; thence South 5 degrees 29 minutes 38 seconds East, a distance of 388.44 feet to the point of beginning, in Cook County, Illinois.

Parcels 1, 2 and 3 also described as:

LOT 1 AND PART OF LOT 2 IN RAMLIN ROSE ESTATES UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1965 AS DOCUMENT NO. 19394286 AND ALSO PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN MOST CORNER OF SAID LOT 1; THENCE SOUTH 67 DEGREES 49 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 408.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE CONTINUING SOUTH 67 DEGREES 49 MINUTES 47 SECONDS EAST, 230.75 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 12; THENCE NORTH 00 DEGREES 24 MINUTES 15 SECONDS EAST ALONG SAID EAST LINE, 120.68 TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED BY DEED RECORDED NOVEMBER 14, 1984 AS DOCUMENT NO. 27336988; THENCE SOUTH 83 DEGREES 25 MINUTES 11 SECONDS EAST ALONG SAID SOUTH LINE, 310.01 FEET TO THE EASTERLY MOST CORNER OF SAID TRACT, SAID CORNER BEING ON THE WESTERLY RIGHT OF WAY LINE OF ARBOR DRIVE; THENCE SOUTH 04 DEGREES 07 MINUTES 14 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 720.88 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, 133.67 FEET ON A CURVE CONVEXED TO THE SOUTHEAST WITH A RADIUS OF 120.39 FEET TO A POINT OF TANGENCY; THENCE SOUTH 67 DEGREES 43 MINUTES 18 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE; 89.17 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, 132.96 FEET ON A CURVE CONVEXED NORTHWEST WITH A RADIUS OF 320.50 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, 93.52 FEET ON A CURVE CONVEXED NORTHWEST WITH A

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RADIUS OF 420.50 FEET TO A POINT OF TANGENCY; THENCE SOUTH 31 DEGREES 16 MINUTES 04 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 66.17 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, 78.20 FEET ON A CURVE CONVEXED TO THE SOUTHEAST WITH A RADIUS OF 492.50 FEET; THENCE SOUTH 48 DEGREES 58 MINUTES 26 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 166.68 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID ARBOR DRIVE; THENCE NORTH 83 DEGREES 51 SECONDS 36 MINUTES WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 884.83 TO THE SOUTHERN MOST CORNER OF SAID LOT 1; THENCE CONTINUING NORTH 83 DEGREES 51 SECONDS 36 MINUTES WEST ALONG THE SOUTH LINE OF SAID LOT 1, 124.05 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 19 MINUTES 26 SECONDS EAST ALONG SAID WESTERLY LINE, 810.85 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 44 MINUTES 40 SECONDS EAST ALONG SAID NORTHERLY LINE, 674.12 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 14 MINUTES 44 SECONDS EAST ALONG SAID WESTERLY LINE, 446.59 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 07-12-203-007, 07-12-203-008, 07-12-203-011, 08-07-203-012

Common Address: 4700 Arbor Dr, Rolling Meadows, IL 60008

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EXHIBIT B TO SPECIAL WARRANTY DEED

1. Taxes for the year 2021, not yet due and payable.
2. Rights of tenants in occupancy pursuant to unrecorded leases, without purchase options.
3. Easements granted to Northern Illinois Gas Company, Illinois Bell Telephone Company and Commonwealth Edison Company as created by the Plat of Dedication of Utility Easements recorded June 24, 1965, as document no. 19506429 over all of Lots 1 and 2, except those areas designated as non-easement area on the Plat of Ramlin Rose Estates Unit No. 1, aforesaid, recorded March 1, 1965, as document no. 19394286, and the provisions relating thereto. Affects Parcel 1 and 2.
4. Easement for drainage purposes over that part of Parcel 3 described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 12, aforesaid; thence North along the West line of said Southeast 1/4 of the Northeast 1/4 of said Section 12, a distance of 391.20 feet; thence Southeasterly on a line forming an angle of 95 degrees, 51 minutes, 35 seconds to the right with said West line of the Southeast 1/4 of the Northeast 1/4 of said Section 12 a distance of 1097.38 feet; thence Northeasterly on a line forming an angle of 47 degrees, 11 minutes, 13 seconds to the left with a prolongation of the last described course a distance of 560.0 feet for a place of beginning; thence Northwesterly on a line forming an angle of 90 degrees to the left with a prolongation of the last described course a distance of 150 feet; thence Northeasterly at right angles to the last described course a distance of 70 feet; thence Southwesterly (sic) (should be Southeasterly) at right angles to the last described course a distance of 150 feet; thence Southwesterly at right angles to the last described course a distance of 70 feet to the place of beginning, as granted by Deed to the Illinois State Toll Highway Commission dated August 6, 1957 and recorded August 9, 1957 as document no. 16981758. Affects part of Parcel 3.

5. Easement in favor of City of Rolling Meadows and Rolling Meadows Fire Protection District for the purpose of fire lane for egress and egress recorded/filed September 26, 1967, as document no. 20272668 affecting the 16-foot-wide strip running generally East-West through the Land as more specifically shown on the plat attached as Exhibit A to said instrument, and the terms and provisions contained therein.
6. Easement in favor of the Metropolitan Sanitary District of Greater Chicago for the purpose of intercepting sewer (upper salt creek intercepting sewer No. 3, Contract No. 68-4-6-2S) recorded August 31, 1970, as document no. 21252158, and the terms and provisions contained therein. Affecting the Easterly 33 feet of Parcel 3.
7. Encroachments of parking spaces located mainly on the Land and onto Arbor Drive, as disclosed by Survey dated February 6, 2022, Project No. 220112 prepared by Regional Land Services. Affects Parcels 1 and 3.

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8. Encroachment of the two refuse areas with fences located mainly on the Land and onto the property East and adjoining (Arbor Drive) by an undisclosed amount, as disclosed by Survey dated February 6, 2022, Project No. 220112 prepared by Regional Land Services. Affects Parcel 3.
9. Possible unrecorded easements for ingress and egress with the property to the North as disclosed by Survey dated February 6, 2022, Project No. 220112 prepared by Regional Land Services.

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REAL ESTATE TRANSFER TAX

28-Feb-2022



COUNTY:	55,500.00
ILLINOIS:	111,000.00
TOTAL:	166,500.00

07-12-203-007-0000

20220201629858

1-675-101-584

Property of Cook County Clerk's Office