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Doc# 2209822046 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/08/2022 12:50 PM PG: 1 OF 9

Property of Cook County Clerk's Office

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SPECIAL WARRANTY DEED

DATE: 4/5/22

GRANTOR: TCB-EDENS II, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

GRANTEE: EDENS PLAZA BB OWNER LLC  
A DELAWARE LIMITED LIABILITY COMPANY

PIN: 05 30 405 020

CKA: 3232 LAKE AVE  
WILMETTE, IL 60091

00H1210775721 CB/DS 1/6

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## SPECIAL WARRANTY DEED

**DOCUMENT PREPARED BY:**

Seyfarth Shaw LLP  
 233 South Wacker Drive  
 Suite 8000  
 Chicago, Illinois 60606  
 Attention: Melissa Vandewater

**AFTER RECORDING****RETURN TO:**

Goulston & Storrs, P.C.  
 400 Atlantic Avenue  
 Boston, MA 02110-3333  
 Attention: Phillip C. Levy, Esq.

**SEND TAX BILLS TO:**

Edens Plaza BB Owner LLC  
 33 Boylston Street, Suite 3000  
 Chestnut Hill, MA  
 Attention: Chief Financial Officer  
 Attention: General Counsel

**PIN:**

05-30-405-020-0000

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*Above space for recorder's use*

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** ("Deed") is made on this 5th day of April, 2022 by **TCB-EDENS II, LLC**, a Delaware limited liability company ("Grantor"), to **EDENS PLAZA BB OWNER LLC**, a Delaware limited liability company ("Grantee").

**WITNESSETH:**

Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid to Grantor by Grantee, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE AND CONVEY into Grantee all of Grantor's interest in the following described real estate located in the County of Cook, State of Illinois, known and described as follows:

See **Exhibit A** attached hereto and made a part hereof (the "Property").

Together with all and singular the Grantor's right, title and interest in the hereditaments and appurtenances of record thereunto belonging, or in anywise appertaining, and the reversion or 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 equity, of, in and to the above described Property, with the hereditaments and appurtenances of record.



This conveyance is made and accepted subject to the permitted exceptions described on **Exhibit B** attached hereto (collectively, the "Permitted Exceptions").

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TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against all lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

[remainder of page left blank; signature page follows]

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REAL ESTATE TRANSFER TAX		08 Apr-2022
	COUNTY:	25,000.00
	ILLINOIS:	50,000.00
	TOTAL:	75,000.00
05-30-405-020-0000		20220301652234   0-979-768-208

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative the day and year first above written.

**GRANTOR:**

**TCB-EDENS II, LLC,**  
a Delaware limited liability company

By: [Signature]  
Name: Ben Andrews  
Title: Authorized Officer

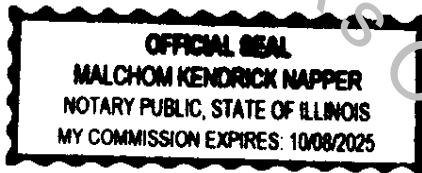
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Ben Andrews, personally known to me an Authorized Officer of TCB-EDENS II, LLC, a Delaware limited liability company, whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 4th day of April, 2022.

[Signature]  
Notary Public

My Commission Expires:  
10/8/2025



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## Exhibit A to Deed

### Legal Description

#### PARCEL 1:

LOT 1 IN EDENS PLAZA SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1967 AS DOCUMENT 20265607 IN COOK COUNTY, ILLINOIS EXCEPT THE PROPERTY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 IN EDENS PLAZA, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1967 AS DOCUMENT 20265607 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE ON AN ASSUMED AZIMUTH OF 129 DEGREES 36 MINUTES 27 SECONDS ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 585.84 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE ON AN AZIMUTH OF 153 DEGREES 45 MINUTES 59 SECONDS ALONG SAID EASTERLY LINE, BEING ALSO THE WESTERLY LINE OF SKOKIE BLVD., 76.51 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE WEST, RADIUS 5679.65 FEET, CENTRAL ANGLE 02 DEGREES 51 MINUTES 55 SECONDS, 284.03 FEET; THENCE ON AN AZIMUTH OF 250 DEGREES 52 MINUTES 06 SECONDS, 223.90 FEET; THENCE ON AN AZIMUTH OF 166 DEGREES 51 MINUTES 28 SECONDS, 113.94 FEET; THENCE ON AN AZIMUTH OF 160 DEGREES 20 MINUTES 46 SECONDS, 95.91 FEET; THENCE ON AN AZIMUTH OF 269 DEGREES 57 MINUTES 45 SECONDS, 78.44 FEET; THENCE ON AN AZIMUTH OF 359 DEGREES 57 MINUTES 45 SECONDS, 223.80 FEET; THENCE ON AN AZIMUTH OF 333 DEGREES 27 MINUTES 26 SECONDS, 166.82 FEET; THENCE ON AN AZIMUTH 270 DEGREES 32 MINUTES 56 SECONDS, 296.68 FEET TO A POINT ON THE WEST LINE OF LOT 1 WHICH IS 598.76 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE ON AN AZIMUTH OF 359 DEGREES 53 MINUTES 30 SECONDS ALONG SAID WEST LINE, 598.76 FEET TO THE POINT OF BEGINNING.

ALSO

THAT PART OF LOT 1 IN EDENS PLAZA, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1967 AS DOCUMENT 20265607, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AFORESAID; THENCE ON AN ASSUMED AZIMUTH OF 359 DEGREES 59 MINUTES 43 SECONDS ALONG THE WEST

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LINE OF SAID LOT 1, A DISTANCE OF 360.00 FEET TO AN ANGLE POINT THEREIN; THENCE ON AN AZIMUTH OF 305 DEGREES 04 MINUTES 59 SECONDS ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 143.97 FEET TO A POINT WHICH IS 204.00 FEET SOUTHEASTERLY OF AN ANGLE POINT IN SAID WEST LINE; THENCE ON AN AZIMUTH OF 35 DEGREES 04 MINUTES 59 SECONDS, 50.64 FEET; THENCE ON AN AZIMUTH OF 89 DEGREES 55 MINUTES 36 SECONDS, 175.52 FEET; THENCE ON AN AZIMUTH OF 359 DEGREES 57 MINUTES 45 SECONDS, 141.04 FEET; THENCE ON AN AZIMUTH OF 89 DEGREES 57 MINUTES 45 SECONDS, 93.57 FEET; THENCE ON AN AZIMUTH OF 160 DEGREES 20 MINUTES 46 SECONDS, 190.61 FEET; THENCE ON AN AZIMUTH OF 90 DEGREES 00 MINUTES 00 SECONDS, 210.19 FEET; THENCE ON AN AZIMUTH OF 341 DEGREES 36 MINUTES 33 SECONDS, 185.60 FEET; THENCE ON AN AZIMUTH OF 69 DEGREES 58 MINUTES 08 SECONDS, 46.59 FEET TO THE EAST LINE OF LOT 1; THENCE SOUTHERLY ALONG SAID EAST LINE AND A CURVE CONCAVE TO THE EAST (BEING ALSO THE WEST LINE OF SKOKIE BLVD.), RADIUS 5679.65 FOOT, A CENTRAL ANGLE 04 DEGREES 05 MINUTES 18 SECONDS, 405.28 FEET TO A POINT ON A 3291.63 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS AN AZIMUTH OF 74 DEGREES 03 MINUTES 26 SECONDS FROM SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE, CENTRAL ANGLE 04 DEGREES 00 MINUTES 39 SECONDS, 230.42 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A 2500 FOOT RADIUS CURVE, CENTRAL ANGLE 109 DEGREES 56 MINUTES 59 SECONDS, 47.98 FEET TO THE SOUTH LINE OF LOT 1; THENCE ON AN AZIMUTH OF 270 DEGREES 00 MINUTES 00 SECONDS ALONG SAID SOUTH LINE, BEING ALSO THE NORTH LINE OF LAKE AVE., 612.39 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 3232 LAKE AVENUE, WILMETTE, ILLINOIS 60091

PIN: 05-30-405-020-0000

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## Exhibit B to Deed

### Permitted Exceptions

1. Acts of Grantee, and those claiming by, through and under Grantee.
2. All matters as shown on the ALTA/NSPS plat of survey by Mackie Consultants LLC, under direction of Dale A. Gray, Illinois Professional Land Surveyor Number 035-003057, dated December 17, 2021 and labeled as Project No. 4281.
3. Taxes for the second installment of 2021 and subsequent years, a lien not yet due or payable.
4. 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 exclusive use of the Land contained in the lease to Walgreens Co., as disclosed by the memorandum thereof recorded October 24, 2012 as Document No. 1229835003 which does not contain a reversionary or forfeiture clause.
5. 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 exclusive and restricted uses contained in the lease to the Fresh Market, Inc., as disclosed by the memorandum thereof recorded June 28, 2006 as Document No. 0617942170 which does not contain a reversionary or forfeiture clause.
6. Restrictions contained in Quit Claim Deed from the County of Cook to Carson Pirie Scott and Company, dated August 16, 1955 and recorded August 25, 1955 as document 16343650 prohibiting any means of access to and from Land to the Edens Expressway.
7. Covenants, conditions, restrictions and easements contained in the Edens Plaza Reciprocal Operating and Easement Agreement dated March 25, 1994 and recorded March 30, 1994 as document 94287447 made by and between NBD Bank, as Trustee under Trust Number 4671-AH, Edens Center Associates and CPS Department Stores, Inc., and the terms and provisions thereof.

Unrecorded Amendment dated March 25, 1994.

Second Amendment to Edens Plaza Reciprocal Operating and Easement Agreement recorded December 15, 2016 as document 1635042016.

Rights of the adjoining owner(s) to the concurrent use of said easements.

8. Easement in favor of the Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the

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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/filed as Document No. 94768112, affecting the area shown on sketch marked Exhibit 'A' attached thereto of the Land.

Partially vacated pursuant to Plat of Vacation recorded November 13, 2008 as document number 0831818003. See recorded Plat for particulars.

9. Easement in favor of Commonwealth Edison Company, 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, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 94354669, affecting the Land as shown on Exhibit 'A' attached thereto.
10. Easement in favor of the Commonwealth Edison Company, 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, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 94810590, affecting the land as shown on Exhibit 'A' and attached thereto.
11. Rights of tenants as tenants only, with no rights to purchase or rights of first offer or refusal.

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**Name of Buyer:**  
EDENS PLAZA BB  
OWNER LLC

**Real Estate Transfer Tax**  
**\$150,000.00**

**Property Address:**  
3232 LAKE AVE  
WILMETTE, IL. 60091

**Issue Date**      4/7/2022

**Revenue Stamps:**

Village of Wilmette	\$1,000.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #:      AP      2022-04-07 3232 LAKE AVE					

Village of Wilmette	\$500.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #:      AP      2022-04-07 3232 LAKE AVE					

Village of Wilmette	\$400.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #:      AP      2022-04-07 3232 LAKE AVE					

Village of Wilmette	\$300.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #:      AP      2022-04-07 3232 LAKE AVE					

Village of Wilmette	\$200.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #:      AP      2022-04-07 3232 LAKE AVE					

Village of Wilmette	\$100.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #:      AP      2022-04-07 3232 LAKE AVE					

Village of Wilmette	\$90.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #:      AP      2022-04-07 3232 LAKE AVE					

Village of Wilmette	\$80.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #:      AP      2022-04-07 3232 LAKE AVE					

Village of Wilmette	\$70.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #:      AP      2022-04-07 3232 LAKE AVE					

Village of Wilmette	\$60.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #:      AP      2022-04-07 3232 LAKE AVE					

Village of Wilmette	\$50.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #:      AP      2022-04-07 3232 LAKE AVE					

Village of Wilmette	\$40.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #:      AP      2022-04-07 3232 LAKE AVE					

Village of Wilmette	\$30.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #:      AP      2022-04-07 3232 LAKE AVE					

Village of Wilmette	\$25.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #:      AP      2022-04-07 3232 LAKE AVE					

Village of Wilmette	\$20.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #:      AP      2022-04-07 3232 LAKE AVE					

Village of Wilmette	\$10.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #:      AP      2022-04-07 3232 LAKE AVE					

Village of Wilmette	\$1.00	Qty	0	=	\$0.00
Real Estate Transfer Tax					
Stamp #:      AP      2022-04-07 3232 LAKE AVE					

Village of Wilmette	\$5,000.00	Qty	30	=	\$150,000.00
Real Estate Transfer Tax					
Stamp #:      AP      2022-04-07 3232 LAKE AVE					