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Doc# 2214522024 Fee \$65.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/25/2022 12:28 PM PG: 1 OF 8

THIS INSTRUMENT PREPARED BY:

Elizabeth C. Nelson
Cousino Law PLLC
206 E. Huron Street
Suite 216
Ann Arbor, Michigan 48104

AFTER RECORDING RETURN TO:

Mandalane Apartments, LLC
c/o Ansonia Properties, LLC
815 W. Van Buren Street
Suite 550
Chicago, Illinois 60607
Attn: Robert Kaplan and
Daniel Stevens

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made as of May 20, 2022, by **VPH OWNER WHEELING, LLC**, a Delaware limited liability company ("Grantor"), having an address at 2250 Progress Parkway, 2nd Floor, Schaumburg, Illinois 60173, to and in favor of **MANDALANE APARTMENTS, LLC**, a Delaware limited liability company ("Grantee"), having an address at 815 W. Van Buren Street, Suite 550, Chicago, Illinois 60607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all interest in and to the real estate situated in the County of Cook and State of Illinois known and described on **Exhibit A** attached hereto and by this reference made a part hereof, including all improvements located thereon (collectively, the "Premises"), subject to the Permitted Exceptions set forth on **Exhibit B** attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

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 the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Chicago Title

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And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Property, it has not done or suffered to be done anything whereby the Premises hereby granted is, or may be, in any manner encumbered or charged, except for the Permitted Exceptions; and that subject to such Permitted Exceptions, the Grantor will WARRANT AND FOREVER DEFEND the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]

MAIL TAX BILLS TO:

Mandalane Apartments, LLC
c/o Ansonia Properties, LLC
815 W. Van Buren Street
Suite 550
Chicago, Illinois 60607
Attn: Robert Kaplan and Danie Stevens


Real Estate Transfer Approved
Initialed AKM Date 5/24/22
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

REAL ESTATE TRANSFER TAX		20-May-2022
	COUNTY:	22,925.00
	ILLINOIS:	45,850.00
	TOTAL:	68,775.00
03-04-201-026-1001 20220501607471 1-396-563-856		

Property of Cook County Clerk's Office

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EXHIBIT A

DESCRIPTION OF REAL ESTATE

PARCEL 1:

BUILDING 400 UNITS 400-101 TO 400-103 AND 400-112 TO 400-124, UNITS 400-201 TO 400-224, UNITS 400-301 TO 400-324, UNITS 400-401 TO 400-424, UNITS 400-501 TO 400-524, UNITS 400-601 TO 400-624.

BUILDING 500 UNITS 500-104 TO 500-111, UNITS 500-201 TO 500-224, UNITS 500-301 TO 500-324, UNITS 500-401 TO 500-424, UNITS 500-501 TO 500-524, UNITS 500-601 TO 500-624 IN THE PINE HILL CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN PINE HILLS RESUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 6, 2006 AS DOCUMENT NUMBER 0634015073, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSES OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES ONLY OVER AND ACROSS EXISTING ROADWAYS OF THE PARCEL B EAST AND ADJOINING AS CREATED BY THE CROSS EASEMENT RECORDED NOVEMBER 16, 1994 AS DOCUMENT NUMBER 94973463.

400-500 - Manda Lane Wheeling IL 60090

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the years 2021 (final installment) and 2022, none now due and payable.
2. Terms, provisions, covenants, conditions, and options contained in and rights and easements established by the declaration of condominium ownership recorded December 6, 2006 as Document No. 0634015073, as amended from time to time; and limitations and conditions imposed by the Illinois Condominium Property Act.
3. Easement in favor of the Commonwealth Edison Company and Illinois, and their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Premises and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded October 28, 1976, as Document No. 23690989, as referenced on survey made by Exacta Land Surveyors, LLC's, dated March 30, 2022, last revised May 19, 2022, number 2203.0907.
4. Plat of Easement for Sanitary Sewers and Water Mains recorded December 27, 1977, as document 24261276 granting easements for sanitary sewers and easements for water mains over those portions of the Premises as shown on survey made by Exacta Land Surveyors, LLC's, dated March 30, 2022, last revised May 19, 2022, number 2203.0907.
5. Power of enforcement of traffic and parking regulations and public safety measures granted to the Village of Wheeling and the establishment of fire lanes and traffic signs on the Premises, as set forth in in Resolution of the Board of Trustees of the Village of Wheeling, dated March 19, 1979, a copy dated March 5, 1979 was recorded April 4, 1979, as document 24904402 relating to traffic and parking regulation agreement with the Village of Wheeling incorporated therein for Pine Hill Apartment Complex.
6. Permanent, non-exclusive easement for emergency vehicles over and across the "Existing Roadways" of the Premises for purposes of ingress and egress of emergency vehicles and an easement for water main and the right to connect to the water supply system currently owned by the Village of Wheeling and existing for the Premises under the terms and conditions set forth therein created and granted by cross easement dated September 29, 1993, and recorded November 16, 1994, as document 94973463 by and between American National Bank and Trust Company of Chicago; Trust No. 38902 and New Perspective of Illinois, Inc. and shown on survey made by Exacta Land Surveyors, LLC's, dated March 30, 2022, last revised May 19, 2022, number 2203.0907.
7. (1) A 40 foot easement for public utilities as shown on the Plat of Subdivision of Pine Hill recorded on July 29, 1976, as document 23577656 and as shown on the Plat of Pine Hill Resubdivision recorded on November 8, 2006, as document number 0631215062 for bicycle/pedestrian path and maintenance of Buffalo Creek, as referenced on survey made by Exacta Land Surveyors, LLC's, dated March 30, 2022, last revised May 19, 2022, number 2203.0907, and (2) Rights of the Village of Wheeling to enter over the southern 40' of the Premises in connection with a pedestrian and bicycle path pursuant to the Buffalo Creek Streambank Stabilization Project and related owner obligations under Agreement dated January 7, 2008, and

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recorded April 17, 2008, as document 0810855038 between Pine Hill Properties, LLC and the Village of Wheeling.

8. 30 foot building setback line as shown on the plat of Pine Hill Resubdivision recorded November 8, 2006, as Recording No. 0631215062, as shown on survey made by Exacta Land Surveyors, LLC's, dated March 30, 2022, last revised May 19, 2022, number 2203.0907.
9. Private Road Easement for ingress and egress created in the Plat of Pine Hill Resubdivision recorded November 8, 2006, as document number 0631215062, as shown on survey made by Exacta Land Surveyors, LLC's, dated March 30, 2022, last revised May 19, 2022, number 2203.0907.
10. Perpetual Blanket Easement for public utilities and granted to the Village of Wheeling contained in the Plat of Pine Hill Resubdivision recorded November 8, 2006, as document number 0631215062 and contained in the note appended to said plat, as shown on survey made by Exacta Land Surveyors, LLC's, dated March 30, 2022, last revised May 19, 2022, number 2203.0907.
11. Stormwater management area 1 and the base flood elevation as shown on the Plat of Pine Hill Resubdivision recorded November 8, 2006, as document number 0631215062, as shown on survey made by Exacta Land Surveyors, LLC's, dated March 30, 2022, last revised May 19, 2022, number 2203.0907.
12. 15-foot wide watermain easement in favor of Children's Land, Inc., and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Premises and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant dated July 22, 2011, and recorded/ filed on August 14, 2011, as Document No. 1125757010, as shown on survey made by Exacta Land Surveyors, LLC's, dated March 30, 2022, last revised May 19, 2022, number 2203.0907.
13. The rights of current residential tenants, as tenants only, under unrecorded leases, with no options to purchase or rights of first refusal.