

# UNOFFICIAL COPY



Doc# 2217533330 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/24/2022 03:28 PM PG: 1 OF 5

-----Reserved for Recording Data-----

**This instrument was prepared by:**  
Howard Thompson  
Daspin & Aument, LLP  
300 South Wacker Drive, Suite 2200  
Chicago, Illinois 60606

**Mail Deed to:**  
Animesh Ravani  
Northstone Law LLC  
1016 W. Jackson Boulevard, Suite 508-509  
Chicago, Illinois 60607



## SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, as of June 23, 2022 (the "Effective Date"), UPTOWN LA GRANGE RETAIL, L.L.C., a Delaware limited liability company ("Grantor"), whose address is c/o Opus Development Company, L.L.C., 9700 Higgins Road, Suite 900, Rosemont, Illinois, 60018, hereby grants, bargains, sells and conveys to GW LAGRANGE LLC, an Illinois limited liability company ("Grantee"), whose address is 2211 North Elston Avenue, Suite 400, Chicago, Illinois 60614, that certain real property located at 31 E. Ogden Avenue, Village of La Grange, Cook County, Illinois, which is legally described in Exhibit A attached hereto and made a part hereof (the "Property"), together with all hereditaments and appurtenances belonging thereto.

And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor WILL WARRANT AND DEFEND, the Property against all persons lawfully claiming, or to claim the same, by, through or under it, subject to those matters set forth in Exhibit B attached hereto and made a part hereof.

Tax statements should be sent to:

GW LaGrange LLC  
2211 North Elston Avenue, Suite 400  
Chicago, Illinois 60614  
Attn: Mitchell Goltz

REAL ESTATE TRANSFER TAX		24-Jun-2022
	COUNTY:	462.50
	ILLINOIS:	925.00
	TOTAL:	1,387.50
18-04-201-017-0000		20220601654344   1-103-095-888

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of the Effective Date.

**GRANTOR:**

UPTOWN LA GRANGE RETAIL, L.L.C.  
a Delaware limited liability company

By: Opus Development Company, L.L.C.  
a Delaware limited liability company  
its Sole Member

Property of Cook County Clerk's Office

By: *Michael P. Yungerman*  
Name: Michael P. Yungerman  
Title: Senior Vice President, General Manager

STATE OF Illinois )  
                                      ) SS.  
COUNTY OF COOK )

This instrument was acknowledged before me on this 22 day of June 2022, by Michael P. Yungerman, acting in his capacity as SVP, General Manager of Opus Development Company, L.L.C., a Delaware limited liability company, being the Sole Member of UPTOWN LA GRANGE RETAIL, L.L.C., a Delaware limited liability company, on behalf of said company.

*Eva J. Johns*  
Notary Public

My Commission Expires: 9.15.2022



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## Exhibit A

### LEGAL DESCRIPTION OF THE PROPERTY

LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF UPTOWN LA GRANGE, BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 12, 2015 AS DOCUMENT NUMBER 1513216062 IN COOK COUNTY, ILLINOIS. EXCEPTING FROM LOT 2 THAT PART GRANTED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION BY THE PLAT OF CONVEYANCE RECORDED MARCH 17, 2016 AS DOCUMENT 1607719066.

Permanent Index Number: 18-04-201-017-0000, Vol.76

Property Address: 31 E. Ogden Avenue, La Grange, Illinois, 60525

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## Exhibit B

### PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. The land lies within the boundaries of Special Service Area Number 9 as disclosed by ordinance recorded as document 1626734040 and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
3. Terms and Provisions of the no further remediation letters recorded August 17, 2011 as Document 1122945020 and recorded March 2, 2012 as document 1206215055 and recorded April 29, 2015 as Document 1511922041.
4. The fact, as disclosed by that certain document or documents recorded August 17, 2011 as document 1122945020 and March 2, 2012 as document 1206215055 and April 29, 2015 as document 1511922041 of Official Records, that some violation of environmental protection laws may have occurred which may affect the land.
5. Terms and Provisions of Ordinance No. O-14-40 Approving Development of Property at the Northeast Corner of the Intersection of La Grange Road and Ogden Avenue recorded January 5, 2015 as document number 1500513059.
6. Terms, Covenants, Conditions, Easements and Restrictions contained in the Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions dated September 22, 2015 and recorded September 28, 2015 as document number 1527119057 made by Opus Development Company, L.L.C., a Delaware limited liability company, which includes, among other things, common area maintenance fees, and the rights of adjoining owner or owners to the concurrent use of said easements created therein.

Assignment of Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions and Assumption Agreement by and between Opus Development Company, L.L.C. and CRP/ODC Lagrange Venture, L.L.C., a Delaware limited liability company, dated September 22, 2015 and recorded September 28, 2015 as document number 1527119052

Assignment and Assumption of Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions by and between CRP/ODC LaGrange Venture, L.L.C., and JVM Uptown Apartments, LLC, recorded October 18, 2019 as Document No. 1929106048.

7. Terms, Covenants, Conditions and Restrictions contained in the agreement between the Village of La Grange and OPUS Development Company, L.L.C. regarding development of the property at the Northeast corner of Ogden Avenue and La Grange Road dated September 22, 2015 and recorded September 28, 2015 as document number 1527119052, which includes, among other things, costs and fees and approvals, and consent by the Young Men's Christian Association of Metropolitan Chicago dated September 22, 2015 and recorded September 28, 2015 as document number 1527119051

Special Warranty Deed

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Assignment of Development Agreement and Assumption Agreement by and between OPUS Development Company, L.L.C. and Uptown LA Grange Retail, L.L.C. dated September 22, 2015 and recorded September 28, 2015 as document number 1527119056.

8. Terms, Covenants, Conditions, Restrictions and Easements contained in the Easement Agreement for maintenance and repair of the Odgen Avenue/Lagrange Road Sidewalk by and among the Village of La Grange, Opus Development Company, L.L.C and Uptown La Grange Retail, L.L.C. dated September 22, 2015 and recorded September 28, 2015 as document number 1527119058.
9. Terms, Covenants, Conditions and Restrictions contained in the Declaration of Restrictive Covenants dated September 22, 2015 and recorded September 28, 2015 as Document Number 1527119055.
10. Terms and provisions of the Estoppel Certificate recorded September 28, 2015 as document number 1527119053 made by the Village of La Grange.
11. Public Utility Easements as shown on Plat of Easement recorded October 11, 2016 as document 1628529054 and the terms and provisions therein contained.