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Doc#: 2318847009 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/07/2023 09:26 AM Pg: 1 of 5

CCH123016592A CA 1 of 3

**This instrument prepared by and
and after recording return to:**

Jeffrey D. Friedman
Federman Steifman LLP
414 North Orleans, Suite 210
Chicago, Illinois 60654

Mail tax bills to:

Joseph C. Howard
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Dec ID 20230601658973
ST/CO Stamp 1-847-488-208 ST Tax \$2,000.00 CO Tax \$1,000.00

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SPECIAL WARRANTY DEED

THE 899 BUILDING, LLC, an Illinois limited liability company a (“Grantor”), having an address at 2421 Simpson St. Evanston, IL 60201 or and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by **899 SKOKIE LLC**, an Illinois limited liability company (“Grantee”), whose mailing address is 161 N. Clark St., Suite 3050, Chicago, IL 60601, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois unto Grantee that certain real property being more particularly described in **Exhibit A** attached hereto and made a part hereof for all purposes (the “Property”).

TO HAVE AND TO HOLD the Property, together with the hereditaments and appurtenances pertaining to such Property, 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 Grantor in and to such Property, unto Grantee and its successors and assigns and, subject to the Permitted Exceptions described on Exhibit B attached hereto, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise.

[Signature Page to Follow]

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EXHIBIT A

Legal Description of Property

PARCEL 1: LOTS EIGHT, NINE AND TEN IN BLOCK TWO AND ALL OF BLOCK THREE EXCEPTING THEREFROM THAT PART THEREOF LYING SOUTH OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID BLOCK THREE, 9.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID BLOCK THREE, TO A POINT IN THE EAST LINE OF SAID BLOCK THREE, 15.75 FEET NORTH OF THE SOUTHEAST CORNER OF SAID BLOCK THREE, IN HUGHES-BROWN-MOORE CORPORATION'S FIRST ADDITION TO NORTH SHORE VILLA, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION ELEVEN, TOWNSHIP FORTY-TWO NORTH, RANGE TWELVE, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH, THAT PORTION OF VACATED SUNSET RIDGE BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT TEN IN BLOCK TWO AFORESAID; THENCE EAST ALONG THE EXTENSION EAST OF THE NORTH LINE OF SAID LOT TEN, FOR A DISTANCE OF 20.0 FEET; THENCE SOUTH ALONG A LINE OF 20.0 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SUNSET RIDGE ROAD, SAID LINE BEING 30.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION ELEVEN, AFORESAID, FOR A DISTANCE OF 370.0 FEET; THENCE SOUTHWESTERLY TO A POINT ON SAID WEST LINE OF SUNSET RIDGE ROAD, SAID POINT BEING 15.75 FEET NORTH OF THE SOUTHEAST CORNER OF BLOCK THREE, AFORESAID; THENCE NORTH ALONG SAID WEST LINE OF SUNSET RIDGE ROAD, 380.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: ALL THAT PART OF VACATED SHERIDAN PLACE LYING WEST OF THE WEST LINE OF SUNSET RIDGE ROAD, EAST OF THE EAST LINE OF SKOKIE BOULEVARD AND LYING BETWEEN BLOCKS 2 AND 3 IN HUGHES-BROWN-MOORE CORPORATION'S FIRST ADDITION TO NORTH SHORE VILLA, AFORESAID; EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 04-11-204-018-0000

COMMONLY KNOWN AS:
**COMMERCIAL OFFICE BUILDING AND
 RELATED IMPROVEMENT AT:
 899 SKOKIE BLVD., NORTHBROOK
 (COOK COUNTY), ILLINOIS 60062**

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EXHIBIT B Permitted Exceptions

1. Taxes for the year(s) 2022 (final), 2023, and subsequent years not yet due or payable.
2. Lease made by Bank of Waukegan as Trustee under Trust agreement dated April 1, 1993 and known as Trust Number 3886 to Cook Inlet Voicestream PCS LLC dated October 20, 1999, a memorandum of which was recorded March 22, 2001 as Document No. 0010229229, demising the Land for a term of years beginning October 20, 1999 and ending October 19, 2004, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said Lessee.

Renewal Terms: Five (5) additional five-year periods after the expiration of the initial term of the lease.

Terms, covenants, conditions and restrictions contained in the Wireless Communication Easement and Assignment Agreement by and between The 899 Building, LLC, an Illinois limited liability company and T10 Unison Site Management LLC, a Delaware limited liability company, recorded June 3, 2013 as Document 1315417000.

3. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees, as disclosed by the ALT A Statement dated _June 30, 2023.
4. Building line 20 feet back of the Southwesterly line of Lot 8, 20 Feet Back of the Southwesterly line and 20 feet back of the South Line of Lot 9 and 20 feet back of the South Line of Lot 10, in Block 2 shown on Plat of Hughes Brown Moores Corporation First Addition to North Shore Villa aforesaid.
(Affects Parcel 1)
5. Easement over the Northeasterly 10 feet of Lot 8, and the Northerly 7 feet of Lots 9 and 10 in Block 2 for use of underground improvements and public utilities, shown on Plat of Hughes Brown Moores Corporation First Addition to North Shore Villa Aforesaid.
(Affects Parcel 1)
6. Easement in, upon, under and along a strip of Land 5 feet in width, the center line of which is 86.70 feet West of the Northeast corner of Lot 10 hereinafter described and commencing at a point on the North Line of Lot 9, also being the Southeasterly corner of Lot 8, thence extending South, parallel with the East Line of Said Lot 9, a distance of 68 feet, the aforesaid Lots being part of the following described property:

Lots 8, 9 and 10 in Block 2 all of Block 3 and vacated Sheridan Place lying between Blocks 2 and 3 in Hughes Brown Moore Corporation First Addition to North Shore Villa, being a Subdivision of part of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

To construct, lay, maintain, relocate, renew and remove equipment consisting of underground conduits, cables and other necessary electric facilities and to transmit and distribute by means of said equipment electricity to be used for heat, light, power and other purposes; with right of access to same for maintenance thereof; also to trim from time to time such bushes and saplings, etc., as may be required incident to said installation and maintenance of facilities as

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created by Grant from Guy Viti to the Commonwealth Edison Company and its successors and assigns, dated June 9, 1967 and recorded June 14, 1967 as Document No. 20166613.
(Affects Parcel 1)

7. Rights of the municipality, the State of Illinois, the public and adjoining owners in and to Vacated Sunset Ridge Road.
8. Rights of the public and quasi-public utilities in said Vacated Sunset Ridge Road for maintenance therein of poles, conduits, sewers and other facilities, as reserved in Ordinance of Vacation No. 93-43 recorded December 10, 1993 as Document No. 03013470.
9. 10 foot easement for Water Service in Vacated Sheridan Place shown on Plat of Consolidation attached to Resolution No. 93-R-104 of the Village of Northbrook recorded December 10, 1993 as Document No. 03013471.
10. Village of Northbrook Ordinance No. 06-62, an ordinance granting a special permit for the operation of a liquor store with accessory food sales at 899 Skokie Boulevard Suite 102 recorded November 8, 2006 as Document No. 0631231064.
11. Village of Northbrook Ordinance No. 2011-41, approving the renewal of a special permit for the operation of a liquor store with accessory food sales at 899 Skokie Boulevard Suite 102 recorded January 10, 2012 as Document No. 1201039097.
12. Non-exclusive easement in favor of owners of 885 Sunset Ridge Rd, Northbrook, IL for the purpose of sanitary sewer line recorded/filed April 30, 2008 as Document No. 0812131121, and the terms and provisions contained therein.
13. Village of Northbrook Ordinance No. 2012-31 An ordinance granting a Special Permit to maintain personal wireless telecommunications antennas on 899 Skokie Boulevard Suite 102 recorded August 16, 2012 as Document Number 1222922115.
14. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to T10 Unison Site Management LLC, a Delaware limited liability company, for purpose Communication Easement and Access and Utility Easement, recorded on June 3, 2013 as Document No. 1315417000.
15. Terms, covenants, conditions and restrictions contained in the Village of Northbrook Ordinance 2017-48 Approving the Renewal of Ordinance 12-31 Granting a Special Permit to Maintain Personal Wireless Telecommunications Antennas, recorded March 8, 2018 as Document No. March 8, 2018.