

# UNOFFICIAL COPY



Doc# 2412809004 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
BLANKET FEE:\$75.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 5/7/2024 12:00 PM  
PAGE: 1 OF 9

Prepared by:  
Randal J. Selig, Esq.  
Selig Law Firm  
150 N. Riverside Plaza, Suite 1810  
Chicago, IL 60605

After Recording Mail To:

DuPage Water Commission  
Attn: Paul May  
600 E. Butterfield Rd.  
Elmhurst, IL 60126

Mail Tax Bills To:

DuPage Water Commission  
600 E. Butterfield Rd.  
Elmhurst, IL 60126

## SPECIAL WARRANTY DEED

GA NORTHBROOK LLC, a Delaware limited liability company, having offices at c/o Colliers International, 6250 North River Road, Rosemont, Illinois 60018 ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL and CONVEY unto DUPAGE WATER COMMISSION, organized and operating under the Water Commission Act of 1985 (70 ILCS 3720), having offices at 600 E. Butterfield Road, Elmhurst, Illinois 60126 ("Grantee"), that certain tract or parcel of real property (herein called the "Land") located in Cook County, Illinois, as more particularly described on Exhibit A attached hereto and made a part hereof by this reference, together with all buildings and other improvements located on the Land ("Improvements"), and all easements and other related rights and privileges appurtenant to or benefitting the Land or Improvements, including without limitation, any streets, alleys, passages and other rights of way (the Land, the Improvements and all rights and appurtenances are herein collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters (the "Permitted Exceptions") set forth in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to warrant and defend the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

24-30312 1/2

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Grantor states that this is not homestead property under the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed as of May 7 2024.

**GA NORTHBROOK LLC,**  
a Delaware limited liability company

By: [Signature]  
Name: David R. Kahnweiler  
Title: Authorized Signatory

State of California )  
                                  ) ss.  
County of Riverside )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that David R. Kahnweiler, as the Manager and Authorized Signatory of GA NORTHBROOK LLC, and known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that s/he signed and delivered said instrument, in such capacity and on behalf of said entity, as her/his free and voluntary act, for the uses and purposes therein set forth.

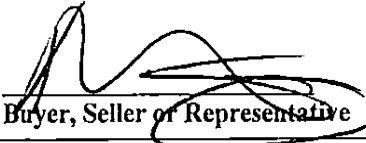
Given under my hand and official seal, the 7, day of May, 2024.



[Signature]  
Notary Public  
Commission Expires: 08/30/27

Property of County Clerk's Office

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"Exempt under provisions of Paragraph <u>B</u> , Section 31-45 of the Real estate Transfer Tax Law (35 ILCS 200/31-45)"	
<u>5/10/24</u> Date	 Buyer, Seller or Representative

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: May 16, 2024

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

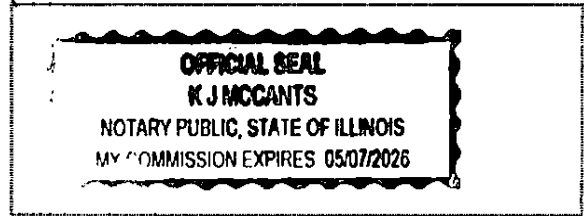
KJ McCants

By the said (Name of Grantor): Kimberli M. Montes agent

AFFIX NOTARY STAMP BELOW

On this date of: May 16, 2024

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: May 16, 2024

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

KJ McCants

By the said (Name of Grantee): Kimberli M. Montes agent

AFFIX NOTARY STAMP BELOW

On this date of: May 16, 2024

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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## EXHIBIT A

### Parcel 1:

Lot 1 in the Plat of consolidation of Green Acres Country Club, being located in Section 2, Township 42 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded as document number 0627012090, in Cook County, Illinois, excepting therefrom that part described as follows:

beginning at the Southwest Corner of Said Lot 1; thence North 00 degrees 22 minutes 42 seconds East, (bearings based on Illinois State Plane Coordinates System, NAD83, East Zone), along the most Westerly line of said Lot 1, Also being the East Right of Way Line of Lee Road, per said Plat of consolidation, 30.14 feet; thence South 68 degrees 56 minutes 23 seconds East, 71.26 feet, to a point on a line 5.00 feet North of and parallel with the North Right of way line of Illinois Route 68 (Dundee Road), per said Plat of consolidation, thence North 89 degrees 35 minutes 41 seconds East, along the last described parallel line, 249.07 feet to a point on an East line of Said Lot 1; thence South 00 degrees 24 minutes 19 seconds West, along said East Line, 5.00 feet to a point on the South Line of said Lot 1, Also being the North Right of Way of Said Illinois Route 68; thence North 89 degrees 35 minutes 41 seconds West, along the last described line 315.73 feet to the point of beginning.

### Parcel 2:

That part of the Southwest 1/4 of Section 2, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

commencing at the Southwest corner of the Southwest 1/4 of Said Section; thence 1249.9 feet (recorded) East coincident with the South Line of the Southwest 1/4 of Said Section; thence North 33 feet perpendicular to the last described line (the 33 feet North of the South Line of the Southwest 1/4 of Section was taken for Dundee Road by the State of Illinois) to the point of said beginning; thence North 00 degrees, 01 minutes, 40 seconds West 317.12 feet to a monument, an iron pipe; thence 99.89 feet North 89 degrees, 54 minutes 08 seconds East to a monument, an iron pipe; thence 69.99 feet South 00 degrees, 03 minutes, 17 seconds East to the intersection with a non-tangential curve convex to the Northeast with a radius of 50.49 feet, an arc of 78.54 feet and a chord of 70.86 feet with a bearing of South 44 degrees, 43 minutes, 11 seconds East to a monument, an iron pipe; thence 50.07 feet South 00 degrees, 04 minutes, 33 seconds East to a monument, an iron pipe; thence 146.89 feet South 00 degrees, 04 minutes, 42 seconds East to the intersection of a line parallel with and 33 feet North of the South Line of the Southwest 1/4 of Section; thence West 149.93 feet parallel with the South Line of the Southwest 1/4 of said Section to the point of beginning of this tract of Land.

### Parcel 3:

That part of the Southwest 1/4 of Section 2, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

commencing at the Southwest corner of the Southwest 1/4 of Said Section; thence 1099.9 feet (recorded) East coincident with the South Line of the Southwest 1/4 of Said Section; thence North 33 feet perpendicular to the last described line (the 33 feet North of the South Line of the Southwest 1/4 of Section was taken for Dundee Road by the State of Illinois) to the point of said beginning; thence North 00 degrees, 02 minutes, 36 seconds West 317.00 feet (recorded) to a monument, an iron pipe; thence 150.01 feet North 89 degrees, 57 minutes, 08 seconds East to a monument, an iron pipe; thence 317.12 feet South 00 degrees, 01 minutes, 40 seconds East to the intersection of a line parallel with and 33 feet North of the South Line

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of the Southwest 1/4 of Section; thence West 149.92 feet parallel with the South line of the Southwest 1/4 of said Section to the point of beginning of this tract of Land.

Parcel 4:

That part of the former Union Pacific Railroad Company's right of way, located in the South half of Section 2, Township 42 North, Range 12, East of the Third Principal Meridian, described as that part hereof lying Westerly of a line drawn 30.00 feet Westerly of and parallel with the center line of the West main track of said railroad, and lying South of the South Line of the Illinois toll highway, and lying North of the South Line of the North half of the South half of said Section 2, in Cook County, Illinois.

Parcel 5:

That part of the North half of the South West Quarter of Section 2, Township 42 North, Range 12 East of the Third Principal Meridian described as follows: beginning at a point in a line 734 East of (measured at right angles to) and parallel with the West Line of said North Half of South West Quarter, said point being 302.4 feet North of (measured at right angles to) the South Line of said North Half of South West Quarter; thence West along a line parallel with and 302.4 feet North of the said South Line of the North half of the South West Quarter, a distance of 70 feet, thence Southeasterly to a point in a line 734 feet East of (measured at right angles to) and parallel with the West Line of said North Half of the South West Quarter, said point being 100 feet South of the place of beginning; thence North to the place of beginning, situate in the County of Cook, State of Illinois.



Parcel 6:

That part of the Southwest quarter of Section 2, Township 42 North, Range 12, East of the Third Principal Meridian, described as follows: beginning at a point in the South line of the Southwest Quarter of Section 2, 1399.9 feet East of the Southwest corner of Said Section; Thence North 180 feet; thence South 89 degrees 59 minutes East 100 feet to a point of curve, thence Southeasterly along a curve having a radius of 50 feet convex Northeasterly 78.54 feet; thence South 00 degrees 1 minute West 130 feet to the south line of said Southwest Quarter of Section 2; thence North 89 degrees 59 minutes West along said South Line of said Southwest quarter 150 feet to the place of beginning in Cook County, Illinois.

PIN: 04-02-300-046-0000  
 04-02-301-007-0000  
 04-02-301-014-0000  
 04-02-301-015-0000  
 04-02-500-002-0000  
 04-02-500-006-0000

Property Address (for informational purposes):

916 Dundee Road  
 Northbrook, IL 60062

REAL ESTATE TRANSFER TAX		07-May-2024	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
04-02-300-046-0000		20240501696177   1-329-633-584	

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## EXHIBIT B

### Permitted Exceptions

1. General real estate taxes for the year(s) 2023, second installment, 2024 and subsequent years not yet due and payable.
2. Easement granted to Public Service Company of Northern Illinois, its successors and assigns, to erect and maintain poles, cables and other equipment in, upon and across Land, as contained in instrument recorded December 31, 1917 in Book 14742, Page 181 as document number 6254920, and the terms and conditions contained therein.
3. Agreement dated March 13, 1957 and recorded April 22, 1957 as document number 16882696 made by and between the Village of Northbrook, an Illinois municipal corporation, and the Illinois State Tollway Commission and the Ordinance appended thereto, and the terms and conditions contained therein.
4. Grant of Easement dated July 30, 1969 and recorded August 8, 1969 as document number 20925001 made by Green Acres Country Club to the Commonwealth Edison Company, a corporation of Illinois, its successors and assigns, a perpetual right, easement, permission and authority to construct, erect, operate, use, maintain, relocate, renew and remove electrical transmission lines, wires and cables attached thereto over and across part of the Land as shown outlined in red attached to Plat marked Exhibit 'A' and made a part thereof for the Transmission of Electric Energy and relating to conditions pertaining to rights of ingress and egress of grantee, tree trimming rights of grantee, claims for damage against grantee, and reservation of right to use surface of the Land by grantor, and the terms and conditions contained therein.
5. Notice of Requirements for Storm Water Detention was recorded May 23, 1978 as document number 24460405, and the terms and conditions contained therein.
6. Notice of Requirements for Storm Water Detention was recorded October 30, 1989 as document number 89514896, and the terms and conditions contained therein.
7. Lawn Sprinkler Application and Permit was recorded August 3, 1993 as document number 93611601, and the terms and conditions contained therein.
8. Terms, provisions and conditions of the No Further Remediation Letters last recorded March 5, 2020 as document number 2006522041.
9. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes.
10. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
11. Ordinance No. 06-28, an Ordinance granting a Special Use Permit for a Membership Sports and Recreation Club, Yard Variation and Site Plan Approval recorded September 25, 2006 as document number 0626831060, and the terms and conditions contained therein.
12. Reservation by Grantor, its lessees, licensees, successors and assigns, as contained in the Quit Claim Deed from Union Pacific Railroad Company, a Utah corporation, grantor, to Green Acres

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Country Club, grantee, recorded June 4, 1996 as document number 96423306, and the terms and conditions contained therein.

13. Easement granted to Commonwealth Edison Company, an Illinois corporation, its licensees, 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 of Easement recorded December 20, 2021 as document number 2135429005, and the terms and conditions contained therein.

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }  
 } SS  
 COUNTY OF COOK }


GA NORTHBROOK LLC, a Delaware limited liability company, being duly sworn on oath, states that they are owner or agent of owner for property located at: Approximately 127 acres of vacant land located at 916 Dundee Road, Northbrook, IL \_\_\_\_\_.  
 That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
 OR  
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purpose, or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct legal descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that they make this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

GA NORTHBROOK LLC,  
 a Delaware limited liability company

By:   
 Name: David R. Kahnweiler  
 Title: Authorized Signatory

SUBSCRIBED AND SWORN TO before me

this 1 day of MAY 2024

  
 Notary Public

