

THIS INSTRUMENT WAS  
PREPARED BY:

Laura E. Tilly, Esq.  
Miner, Barnhill & Galland, P.C.  
14 W. Erie Street  
Chicago, Illinois 60654



Image# 047582920005 Type: DW  
Recorded: 05/31/2011 at 12:23:52 PM  
Receipt#: 2011-00030710  
Page 1 of 5  
Fees: \$12,509.50  
IL Rental Housing Fund: \$10.00  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder  
File **6736732**

MAIL <sup>TOM</sup>AFTER RECORDING  
AND MAIL TAX BILLS TO:

Mr. Casey Armstrong  
JNI LLC  
2392 Morse Avenue  
Irvine, CA 92614

725000 MJ (2/29)

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this 29th day of April, 2011 by **STONEBRIDGE LAKE BLUFF, LLC**, an Illinois limited liability company ("**Grantor**"), having an address of 4927 Main Street, Skokie, Illinois 60077 to **SB 2011, LLC**, a Delaware limited liability company ("**Grantee**"), having an address of 2392 Morse Avenue, Irvine, California 92614.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, and pursuant to authority given by the Manager of said limited liability company, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the County of Lake and State of Illinois known and described more particularly on Exhibit "A", hereto (hereinafter referred to as the "Premises").

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, and its successors and assigns, forever.

And the Grantor, for itself, and its successors, 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 Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Exceptions" on Exhibit "B" attached hereto and made a part hereof; 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.


GREATER ILLINOIS TITLE COMPANY  
300 East Roosevelt Road  
Wheaton, Illinois 60187

12  
5  
10  
Page 1

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed as of the day and year first above written.

**Grantor:**

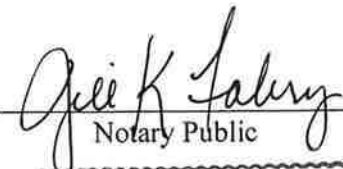
**STONEBRIDGE LAKE BLUFF, LLC**, an Illinois limited liability company

By:   
Name: Christopher Rintz  
Title: Manager

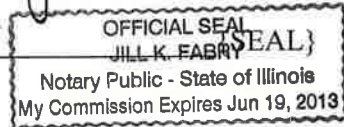
STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Christopher Rintz, the Manager of Stonebridge Lake Bluff, LLC, an Illinois limited liability company and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, on behalf of said limited liability company, for the uses and purposes therein set forth.


GIVEN under my hand and official seal this 28 day of April 2011.

  
Notary Public

Commission Expires: \_\_\_\_\_



8,625,000.00


STATE & COUNTY TAX	STATE OF ILLINOIS	# 0000017187	<b>REAL ESTATE TRANSFER TAX</b>
	 MAY 31.11		1239750
	LAKE COUNTY		FP 103013

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1: LOTS 1 TO 59, INCLUSIVE, AND OUTLOTS A TO M, INCLUSIVE, IN STONEBRIDGE OF LAKE BLUFF, BEING A SUBDIVISION OF PART OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 2007 AS DOCUMENT NO. 6126709.

PARCEL 2: AN EASEMENT RESERVED BY THE SERVITE FATHERS IN A QUIT-CLAIM DEED RECORDED SEPTEMBER 16, 1964 AS DOCUMENT 1239130, DESCRIBED AS FOLLOWS: THE EAST 345 FEET OF THE SOUTH 25 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP AND RANGE AFORESAID, LYING SOUTH AND EAST OF THE LANDS AND RIGHT OF WAY OF SAID MAYFAIR BRANCH OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY CONVEYED TO CHICAGO NORTHERN RAILWAY COMPANY BY QUIT-CLAIM DEED DATED MARCH 19, 1903 AND RECORDED MARCH 20, 1903 AS DOCUMENT 89632 AND LYING WESTERLY OF THE CENTER OF GREENBAY ROAD, IN LAKE COUNTY, ILLINOIS.

PARCEL 3: AN EASEMENT FOR INGRESS AND EGRESS AS RESERVED IN A QUIT-CLAIM DEED DATED DECEMBER 14, 1963 AND RECORDED DECEMBER 24, 1963 AS DOCUMENT 1211132 (EXCEPT THE EAST 345 FEET THEREOF) AS FOLLOWS: THE SOUTH 25 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND EAST OF THE LANDS AND RIGHT OF WAY OF THE MAYFAIR BRANCH OF THE CHICAGO NORTH WESTERN RAILWAY COMPANY AS DISCLOSED BY QUIT-CLAIM DEED, DATED MARCH 19, 1903 AND RECORDED MARCH 20, 1903 AS DOCUMENT 89632 AND LYING WESTERLY OF THE CENTER OF GREENBAY ROAD, IN LAKE COUNTY, ILLINOIS.

Property Address:  GREEN BAY ROAD  
Stonebridge of Lake Bluff Subdivision  
Lake Bluff, IL 60044

PINs shown on following page

PINS:

12-20-308-001	12-20-309-001	12-20-416-001
12-20-308-002	12-20-309-002	12-20-416-002
12-20-308-003	12-20-309-003	12-20-416-003
12-20-308-004	12-20-309-004	12-20-417-001
12-20-308-005	12-20-309-005	12-20-417-002
12-20-308-006	12-20-309-006	12-20-417-003
12-20-308-007	12-20-309-007	12-20-417-004
12-20-308-008	12-20-309-008	12-20-417-005
12-20-308-009	12-20-309-009	12-20-418-001
12-20-308-010	12-20-309-010	12-20-419-001
12-20-308-011	12-20-309-011	12-20-419-002
12-20-308-012	12-20-309-012	12-20-419-003
12-20-308-013	12-20-309-013	12-20-419-004
12-20-308-014	12-20-309-014	12-20-419-005
12-20-308-015	12-20-309-015	12-20-419-006
12-20-308-016	12-20-309-016	12-20-419-007
12-20-308-017	12-20-309-017	
12-20-308-018	12-20-309-018	
12-20-308-019	12-20-309-019	
12-20-308-020	12-20-309-020	
12-20-308-021	12-20-309-021	
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12-20-308-024	12-20-309-024	
12-20-308-025	12-20-309-025	
12-20-308-026	12-20-309-026	
	12-20-309-027	
	12-20-309-028	
	12-20-309-029	
	12-20-309-030	

**EXHIBIT "B"**  
**PERMITTED EXCEPTIONS**

1. Drainage Ditches, laterals, feeders, drainage tiles or other drainage easement rights, if any.
2. Terms, provisions and conditions relating to the easement created in the Quit-Claim Deed recorded September 16, 1964 as Document No. 1239130.
3. Terms, provisions and conditions relating to the easement created in the Quit-Claim Deed recorded December 24, 1963 as Document No. 1211132.
4. Rights of the adjoining owner and owners to the concurrent use of the easements identified as Parcels 2 and 3 of the property described on Exhibit A.
5. Encroachment of fences as shown on the Plat of Survey prepared by URS Corporation, last revised January 15, 2007, Job Number 25365655.
6. Notes, easements, covenants and restrictions contained in the Plat of Stonebridge of Lake Bluff recorded January 25, 2007 as Document No. 6126709.
7. Recorded easements for the distribution of utility and municipal services.
8. Development Agreement between the Village of Lake Bluff and Stonebridge Lake Bluff, LLC recorded January 25, 2007 as Document No. 6126707.
9. Grant of Conservation Right and Easement and Declaration of Covenants recorded January 25, 2007 as Document No. 6126710.
10. Disclosure Declaration made by Stonebridge Lake Bluff, LLC recorded January 25, 2007 as Document No. 6126708.
11. Any Illinois Environmental Protection Agency (or successor) No Further Remediation Letter or comparable document.
12. Acts done or suffered by Buyer or anyone claiming by, through or under Buyer.
13. Municipal and zoning ordinances and agreements entered under them.
14. General real estate taxes not yet due and payable at the time of Closing.
15. Recorded building and use restrictions and covenants.
16. Other easements, agreements, conditions, covenants and restrictions of record, if any.