

Applicant(s): Jeff Glogovsky  
Manager, Glogovsky Real Estate, L.L.C.  
Owner(s)

Phone: [REDACTED]

28787 N. Waukegan Road  
Lake Bluff, IL 60044

Fax: [REDACTED]

I/we hereby authorize the following person to represent me/us in all matters related to this application:

Christain Kalischefski

Phone: [REDACTED]

2675 Pratum Ave.

Fax: [REDACTED]

Hoffman Estates, IL 60192

Email: [REDACTED]

Subject Present Zoning: GC – General Commercial

Property: Present Use: General Commercial (Restaurant), Parking lot,  
Gas Station / Convenience Store.

Proposed Use: General Commercial (Restaurant) with Video gaming  
and Liquor license, Parking lot, Gas Station /  
Convenience Store.

PIN(s): 1219117018-021

Address: (Restaurant)  
12610 W. Rockland Rd  
Lake Bluff, IL 60044  
(Gas Station/Convenience Store)  
28787 N. Waukegan Rd  
Lake Bluff, IL 60044

ORIGINAL

CUP-000369-2018  
PUD-000368-2018

**Request:**

Request a major modification to #4080 CUP for a PUD to allow for reconstruction and expansion of the existing restaurant to include liquor service and video gaming, incorporation of the gas station into the PUD development, relocation of the existing sign, reconfiguration of the parking lot for the gas station, and the addition of four parking spaces, construction of a retaining wall, and relocation of existing landscaping for the restaurants north parking lot, with the following conditions:

1. 15'-0" front yard setback
2. A shared trash enclosure that is expanded to allow screening of all refuse that straddles the common property line.
3. Continues the allowance for the existing lot area of 9941 Sq.Ft. at the restaurant lot (parcel -021)
4. Continues the allowance for the impervious surface ratio to be 0.91.
5. Allows for the signage as listed in the signage chart on sheet A004.
6. Allows for the relocation of the gas stations/convenient stores existing ID sign
7. Allows for the repositioning of the gas station/convenient stores existing parking stalls.
8. Allows for the modifications to the parking lot (additional four spaces, retaining wall, and relocation of landscape materials)

Explain why this conditional use permit is justified:

Three of the seven are conditions of the existing property and have physical constraints that warrant the conditions. The remaining 4 conditions are required to allow for a safer and easier to navigate facility.

**(CUP APPROVAL CRITERIA)**

**Approval Criteria:**

The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should "make your case" by explaining specifically how your proposed request relates to each of the following criteria:

A. The use in its proposed location will be consistent with the stated purpose and intent of the Zoning Ordinance ("Purpose and Intent", section 151.005)

- Existing zoning allows for general commercial to be at this location, neither the purpose nor intent have changed.

B. The proposed use in its proposed location complies with all applicable standards of this Ordinance, including any applicable Use Standards of section 151.112; and

- General Commercial zoning allows for Restaurant uses on site

C. The proposed use in its proposed location will not have a substantial adverse impact on any of the following, either as they exist at the time of application or as they may be developed in the future due to implementation of the Comprehensive Plan:

1. Adjacent property,

- All connections to adjacent properties will remain the same. The project improvement will enhance adjacent property values.

2. The character of the neighborhood,

- The remodel will enhance the character of the neighborhood by providing an esthetically pleasing building that reflects contemporary materials and massing.

3. Natural resources,

- No natural resources will be impacted.

4. Infrastructure,

- For the fast casual restaurant, the existing water supply will be upgraded to meet current code requirements. Existing sanitary meets current requirements and will be maintained. For the gas station/convenience store all existing utilities will remain.

5. Public site, or

- No changes from the previously approved existing conditions.

6. Any other matters affecting the public health, safety, or general welfare.

- The existing facility will be greatly improve in terms of design, materials and food offerings. The proposed remodel will enhance public health, safety, and general welfare.

**(PUD APPROVAL CRITERIA)**

**Approval Criteria:**

The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should "make your case" by explaining specifically how your proposed request relates to each of the following criteria:

A. The proposed development in its proposed location is consistent with the Regional Framework Plan (Plan indicates Retail/Commercial uses for the subject parcels)

- Existing zoning allows for general commercial to be at this location, neither the purpose nor intent have changed.

B. The proposed development in its proposed location complies with the PUD standards of section 151.132.

1. Greater choice in the type of environment and living units to the public.

- No changes from the initial building type.

2. More open space through conservation development practices

-No changes from the initially approved open spaces on the site.

3. Open space resources connection to one another.

-No changes from the initially approved open spaces on the site.

4. A creative approach to the use of land and related physical development.

- Replacing a worn restaurant with a creative new commercial facility. The creative use of land to allow for a shared trash enclosure that completely screens all refuse from public view

5. An efficient use of land resulting in smaller networks of utilities and streets.

- Proposed changes allow for consolidation and sharing of the masonry trash enclosure.

6. Promotion of mixed use development.

- No changes from the initial building intent, please note that this development is comprised of 3 business types; fueling facility, convenience/coffee shop, and fast casual restaurant.

C. The proposed use in its proposed location will not have a substantial adverse impact on any of the following, either as they exist at the time of application or as they may be developed in the future due to implementation of the Comprehensive Plan:

1. Adjacent property,

- All connections to adjacent properties will remain the same. The project improvement will enhance adjacent property values.

2. Natural resources,

- No natural resources will be impacted.

3. Infrastructure,

- For the fast casual restaurant, the existing water supply will be upgraded to meet current code requirements. Existing sanitary meets current requirements and will be maintained. For the gas station/convenience store all existing utilities will remain.


**4. Public site, or**

- No changes from the previously approved existing conditions.

**5. Any other matters affecting the public health, safety, or general welfare.**

- The existing facility will be greatly improve in terms of design, materials and food offerings. The proposed remodel will enhance public health, safety, and general welfare.

I/we hereby attest that all information given above is true and complete to the best of my/our knowledge.

  
\_\_\_\_\_  
Signature(s) of owner(s)

\_\_\_\_\_  
Signature(s) of contract purchasers

I, Jennifer Baldwin a Notary Public aforesaid, do hereby  
certify that Jeff Glogosky

personally known to me is (are) the person(s) who executed the foregoing  
instrument bearing the date of May 2nd, 2018 and appeared  
before me this day in person and acknowledged that he/she/they signed, sealed  
and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 2nd day of May,  
2018.

(Seal)

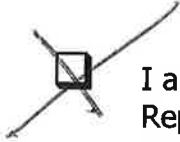
My Commission expires June 1, 2020.

Jennifer Baldwin



## **COURT REPORTER AGREEMENT**

### **CHECK ONE OF THE FOLLOWING:**



I authorize the County to act on my behalf to retain a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced and pays the Reporter, I agree to reimburse the County. If the County sues to obtain reimbursement, I agree to pay the County its reasonable attorney's fees in bringing suit and obtaining a judgment.



I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused by such continuation.

Signature

**THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION**



ISSUING OFFICE:  
CHICAGO TITLE INSURANCE COMPANY

NORTHWEST AREA AGENCY

✓ GLOGOVSKY REAL ESTATE COMPANY  
28787 N. WAUKEGAN ROAD  
LAKE BLUFF, ILLINOIS 60044

CTI ORDER NO.: 1409 ST5030613 NWA

YOUR REFERENCE: PFENNING-GARBIS



CHICAGO TITLE INSURANCE COMPANY  
OWNER'S POLICY (1992)  
SCHEDULE A

ORDER NO.: ST5030613

POLICY NO.: 72106-205055

DATE OF POLICY: JANUARY 31, 2002

ISSUED BY:

THOMAS F. MEYER 71-5118  
33 NORTH WAUKEGAN ROAD SUITE 105  
LAKE BLUFF, ILLINOIS 60044  
PHONE: (847)295-0070 FAX: (847)295-0072

AMOUNT OF INSURANCE: \$475,000.00

1. NAME OF INSURED:

LASALLE BANK NA, TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 31, 1983 KNOWN AS  
TRUST NUMBER 25-2643-00

2. THE ESTATE OR INTEREST IN THE LAND AND WHICH IS COVERED BY THIS POLICY IS A  
FEE SIMPLE, UNLESS OTHERWISE NOTED.

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:  
THE INSURED.

4. THE LAND HEREIN DESCRIBED IS ENCUMBERED BY THE FOLLOWING MORTGAGE OR TRUST DEED  
AND ASSIGNMENTS:

MORTGAGE DATED DECEMBER 17, 2001 AND RECORDED JANUARY 31, 2002 AS DOCUMENT NO.  
4849773, MADE BY LASALLE BANK NA TRUST #25-2643-00 DATED JANUARY 31, 1983, TO  
MOUNT PROSPECT NATIONAL BANK, TO SECURE A NOTE FOR \$382,625.00.

AND THE MORTGAGES OR TRUST DEEDS, IF ANY, SHOWN IN SCHEDULE B HEREOF.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

CHICAGO TITLE INSURANCE COMPANY  
OWNER'S POLICY (1992)  
SCHEDULE A (CONTINUED)

ORDER NO.: ST5030613

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

THAT PART OF BLOCK 50 IN FREDERICK H. BARTLETT'S NORTH SHORE PROPERTIES IN SECTION 19, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 21, 1927 AS DOCUMENT NO. 295961 IN BOOK "R" OF PLATS, PAGE 35, 36 AND 37 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 IN SAID BLOCK 50, THENCE SOUTH 89 DEGREES 59 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINES OF LOTS 8 AND 9 IN SAID BLOCK 50, 82.27 FEET, MORE OR LESS TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 38.57 FEET ALONG A CURVED LINE CONCAVE NORTHEASTERLY, WHICH LINE IS THE NORTHEASTERLY LINE OF LANDS DEDICATED FOR HIGHWAY BY DOCUMENT 359010; THENCE NORTH 32 DEGREES 35 MINUTES, 31 SECONDS EAST, A DISTANCE OF 122.34 FEET TO THE ANGLE POINT IN THE NORTHEASTERLY LINE OF LOT 8; THENCE EAST ALONG THE NORTH LINES OF LOT 8 AND 9 TO THE EAST LINE OF LOT 9; THENCE SOUTH ALONG THE EAST LINE OF LOT 9 TO THE PLACE OF BEGINNING (EXCEPT THAT PART DEDICATED FOR ROAD BY DOCUMENT NO. 359010), IN LAKE COUNTY, ILLINOIS.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

CHICAGO TITLE INSURANCE COMPANY  
OWNER'S POLICY (1992)  
SCHEDULE B

ORDER NO.: ST5030613

NOTWITHSTANDING THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS OF THIS POLICY, ALL ENDORSEMENTS, IF ANY, ATTACHED HERETO ARE VALID DESPITE THE LACK OF SIGNATURE BY EITHER THE PRESIDENT, A VICE PRESIDENT, THE SECRETARY, AN ASSISTANT SECRETARY, OR VALIDATING OFFICER OR AUTHORIZED SIGNATORY OF THE COMPANY.

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S FEES OR EXPENSES) BY REASON OF THE FOLLOWING EXCEPTIONS:

GENERAL EXCEPTIONS:

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
- (2) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- (3) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- (4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- (5) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

SPECIAL EXCEPTIONS: THE MORTGAGE, IF ANY, REFERRED TO IN ITEM 4 OF SCHEDULE A.

- A 6. TAXES FOR THE YEARS 2000 AND 2001.  
2001 TAXES ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 12-19-117-017-0000.  
AFFECTS: PART OF THE LAND

NOTE: 2000 FIRST INSTALLMENT IN THE AMOUNT OF \$1,578.04 IS PAID.  
NOTE: 2000 FINAL INSTALLMENT IN THE AMOUNT OF \$1,578.04 IS PAID.

PERMANENT INDEX NUMBER: 12-19-117-019-0000.  
AFFECTS: PART OF THE LAND

NOTE: 2000 FIRST INSTALLMENT IN THE AMOUNT OF \$107.65 IS PAID.  
NOTE: 2000 FINAL INSTALLMENT IN THE AMOUNT OF \$107.65 IS PAID.

- AA 7. ASSIGNMENT OF RENTS RECORDED JANUARY 31, 2002 AS DOCUMENT NO. 4849774 MADE BY LASALLE BANK NA TRUST #25-2643-00 DATED JANUARY 31, 1983 TO MOUNT PROSPECT NATIONAL BANK.

CHICAGO TITLE INSURANCE COMPANY  
OWNER'S POLICY (1992)  
SCHEDULE B

ORDER NO.: ST5030613

**EXCEPTIONS FROM COVERAGE  
(CONTINUED)**

- F 8. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
- I 9. RIGHT OF THE STATE OF ILLINOIS AND THE PUBLIC UNDER INSTRUMENT OF DEDICATION MADE BY FREDERICK H. BARTLETT, AS TRUSTEE, TO STATE OF ILLINOIS, DATED FEBRUARY 18, 1930 AND RECORDED SEPTEMBER 12, 1930 AS DOCUMENT 359010, FOR THE PURPOSE OF HIGHWAY TO THAT PART OF LOT 8 DESCRIBED AS FOLLOWS: :  
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 8, FOR A DISTANCE OF 69.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A CONTINUATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 60.2 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8; THENCE EASTERLY ALONG SAID SOUTH LOT LINE FOR A DISTANCE OF 60.2 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.6 FEET AND TANGENT TO THE LAST DESCRIBED COURSE FOR A DISTANCE OF 108.3 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.  
  
(AFFECTS LOT 8)
- J 10. GRANT RECORDED DECEMBER 13, 1912 AS DOCUMENT 144649, MADE BY FREDERICK W. CROLL TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, GRANTING TO SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, THE RIGHT, PERMISSION AND AUTHORITY TO LAY AND MAINTAIN GAS MAINS AND TO ERECT, MAINTAIN AND RENEW POLES, IN AND UPON AND ALONG THE PUBLIC HIGHWAY KNOWN AS THE EAST AND WEST CENTER SECTION ROAD AND DESCRIBED AS THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 EXCEPT THE NORTH 3 RODS OF THE EAST 27 RODS OF SAID SECTION 13 AND UPON OR ADJACENT TO WHICH LAND A PORTION OF SAID HIGHWAY IS LAID OUT AND ESTABLISHED.  
  
(AFFECTS LOTS 8 AND 9)
- K 11. GRANT RECORDED APRIL 12, 1913 AS DOCUMENT 146710, FROM FREDERICK W. CROLL, TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, GRANTING TO SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, THE RIGHT AND PERMISSION TO LAY AND MAINTAIN GAS MAINS AND TO ERECT, MAINTAIN AND RENEW POLES IN AND UPON OR ALONG THE PUBLIC HIGHWAY LAST ABOVE REFERRED TO.  
  
(AFFECTS LOTS 8 AND 9)
- L 12. GRANT DATED JULY 26, 1911 AND RECORDED AS DOCUMENT 136715, MADE BY FREDERICK W. CROLL TO NORTH SHORE ELECTRIC COMPANY, A CORPORATION OF ILLINOIS, GRANTING TO SAID COMPANY AND ITS SUCCESSORS AND ASSIGNS, PERMISSION TO ERECT, MAINTAIN AND RENEW POLES IN AND UPON AND ALONG THE PUBLIC HIGHWAY KNOWN AS STATE OR TELEGRAPH ROAD, AS DESCRIBED IN SAID INSTRUMENT OF GRANT.  
  
(AFFECTS LOT 8)
- M 13. RIGHT OF THE ILLINOIS BELL TELEPHONE COMPANY TO CONSTRUCT, PLACE AND MAINTAIN ITS UNDERGROUND CABLES AND OTHER APPURTENANCES IN, UNDER, THROUGH AND ACROSS A STRIP OF LAND 5 FEET WIDE ADJACENT TO, PARALLEL WITH AND WEST

CHICAGO TITLE INSURANCE COMPANY  
OWNER'S POLICY (1992)  
SCHEDULE B

ORDER NO.: ST5030613

EXCEPTIONS FROM COVERAGE  
(CONTINUED)

OF THE EAST LINE OF LOT 9, AS GRANTED BY INSTRUMENT DATED AUGUST 10, 1949  
AND RECORDED NOVEMBER 22, 1949 AS DOCUMENT 685406, MADE BY ROWEN D. NELSON  
AND ELSIE NELSON.

- N 14. CHARGES FOR THE USE AND SERVICE OF KNOLLWOOD-ROUNDOUT WATER SYSTEM, AS  
DISCLOSED BY ORDINANCE DATED AUGUST 13, 1974 AND RECORDED AUGUST 21, 1974 AS  
DOCUMENT 1676914.
- 0 15. ENCROACHMENT OF A SIGN LOCATED ON THE LAND HEREIN OVER THE SOUTHWESTERLY  
LINE OF THE LAND HEREIN BY ONE FOOT AS SHOWN ON SURVEY MADE BY R. E. ALLEN  
DATED FEBRUARY 16, 1983 FILE NO. 9-83.

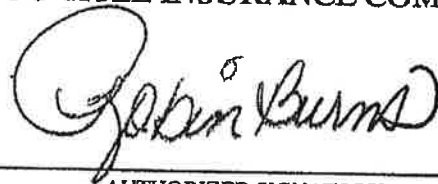
CHICAGO TITLE INSURANCE COMPANY  
POLICY SIGNATURE PAGE

ORDER NO.: ST5030613

THIS POLICY SHALL NOT BE VALID OR BINDING UNTIL SIGNED BY AN AUTHORIZED SIGNATORY.

CHICAGO TITLE INSURANCE COMPANY

BY

A handwritten signature in cursive script, appearing to read "Robin Burns", written over a horizontal line.

AUTHORIZED SIGNATORY

**This Instrument Prepared By And  
After Recording Mail To:**  
Thomas G. Moffitt  
Stahl Cowen Crowley Addis LLC  
55 W. Monroe St., Suite 1200  
Chicago, IL 60603

Image# 056879880003 Type: DQC  
Recorded: 12/01/2017 at 10:47:30 AM  
Receipt#: 2017-00071688  
Page 1 of 3  
Fees: \$39.00  
IL Rental Housing Fund: \$9.00  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder  
File **7447876**

**QUIT CLAIM DEED**

GLOGOVSKY REAL ESTATE L.L.C., an Illinois limited liability company (the "GRANTOR"), of 28787 North Waukegan Road, Lake Bluff, Illinois 60044, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, QUIT CLAIMS and CONVEYS to GLOGOVSKY REAL ESTATE L.L.C. - SERIES 12610 ROCKLAND, an Illinois series limited liability company (the "GRANTEE"), of 28787 North Waukegan Road, Lake Bluff, Illinois 60044, all right, title and interest which the Grantor holds in and to the real estate situated in the County of Lake, in the State of Illinois, which is legally described on Exhibit A attached hereto and made a part hereof.

SUBJECT TO: 2017 and subsequent real estate taxes, easements, covenants, conditions and restrictions of record. TO HAVE AND TO HOLD said premises forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 22<sup>nd</sup> day of November, 2017.

**GLOGOVSKY REAL ESTATE L.L.C.,** an  
Illinois limited liability company

By: 

Name: Jeffrey Glogovsky  
Title: Manager

**Exempt pursuant to subparagraph (e) of the Illinois  
Real Estate Transfer Tax Law, 35 ILCS 200/31-45(e).**

By: 

Attorney for Grantor

**Date: November 28, 2017**

3  
JK

STATE OF ILLINOIS       )  
                                      ) SS.  
COUNTY OF LAKE       )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey Glogovsky, the Manager of GLOGOVSKY REAL ESTATE L.L.C., an Illinois limited liability company, 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, as such Manager, acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 28<sup>th</sup> day of November, 2017.

AFFIX SEAL HERE



  
NOTARY PUBLIC

My Commission Expires: 10/23/18

**NAME AND ADDRESS OF TAXPAYER:**  
Glogovsky Real Estate L.L.C. - Series 12610 Rockland  
28787 North Waukegan Road  
Lake Bluff, IL 60044



**EXHIBIT A**

**LEGAL DESCRIPTION**

THAT PART OF BLOCK 50 IN FREDERICK H. BARTLETT'S NORTH SHORE PROPERTIES IN SECTION 19, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 21, 1927 AS DOCUMENT NO. 295961 IN BOOK "R" OF PLATS, PAGE 35, 36 AND 37 DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 IN SAID BLOCK 50, THENCE SOUTH 89 DEGREES 59 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINES OF LOTS 8 AND 9 IN SAID BLOCK 50, 82.27 FEET, MORE OR LESS TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 38.57 FEET ALONG A CURVED LINE CONCAVE NORTHEASTERLY, WHICH LINE IS THE NORTHEASTERLY LINE OF LANDS DEDICATED FOR HIGHWAY BY DOCUMENT 359010; THENCE NORTH 32 DEGREES 35 MINUTES, 31 SECONDS EAST, A DISTANCE OF 122.34 FEET TO THE ANGLE POINT IN THE NORTHEASTERLY LINE OF LOT 8; THENCE EAST ALONG THE NORTH LINES OF LOTS 8 AND 9 TO THE EAST LINE OF LOT 9; THENCE SOUTH ALONG THE EAST LINE OF LOT 9 TO THE PLACE OF BEGINNING (EXCEPT THAT PART DEDICATED FOR ROAD BY DOCUMENT NO. 359010), IN LAKE COUNTY, ILLINOIS.

PIN's: 12-19-117-017

12-19-117-019

Common Address: 12610 Rockland Road, Lake Bluff, Illinois 60044

## TRUSTEE'S DEED

This indenture made this 17th day of June, 2011 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as Successor Trustee to LA SALLE BANK, N.A. under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a Trust Agreement dated the 31st day of January, 1983 and known as Trust Number 25-2643-00 party of the first part, and

  
Image# 047654850003 Type: DTR  
Recorded: 06/24/2011 at 03:36:21 PM  
Receipt#: 2011-00035596  
Page 1 of 3  
Fees: \$39.00  
IL Rental Housing Fund: \$10.00  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder  
File **6743905**

**GLOGOVSKY REAL ESTATE**  
**L.L.C., an Illinois limited**  
**liability company**  
party of the second part

whose address is :  
28787 N. Waukegan Rd  
Lake Bluff, Illinois 60044

**WITNESSETH**, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00)** **AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Lake County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Permanent Tax Number: 12-19-117-018, -019, -020, -021.

Property Address: 12610 W. Rockland Road, Lake Bluff, IL and 28787 N. Waukegan Rd., Lake Bluff, IL

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

JK  


IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,  
as Trustee as Aforesaid

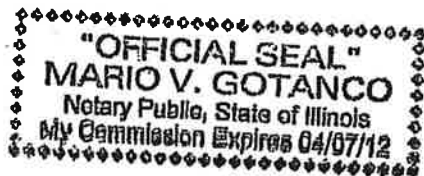
By: Lidia Marinca  
Lidia Marinca / Trust Officer / Asst. V.P.

State of Illinois  
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 20th day of June, 2011



[Signature]  
NOTARY PUBLIC

This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
171 N. Clark Street  
Suite 575  
Chicago, IL 60601-3294

M7- AFTER RECORDING, PLEASE MAIL TO:

NAME: Thomas G. Moffitt  
Stahl Cowan Crowley Adels LLC

ADDRESS: 55 W. Monroe St., Suite 1200

CITY, STATE, ZIP: Chicago, IL 60603

SEND TAX BILLS TO: Glogovsky Real Estate L.L.C.  
28787 N. Waukegan Rd.  
Lake Bluff, IL 60044

Exempt under provisions of Paragraph E, Section 31-45  
Real Estate Transfer Tax Act

6-20-2011  
Date

[Signature]  
Buyer, Seller, Representative for Grantee

## LEGAL DESCRIPTION

PARCEL 1: LOTS 5, 6, 7 AND 8 AND THE EAST-WEST VACATED ALLEY (AS VACATED BY RESOLUTION PASSED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LAKE DATED OCTOBER 14, 1960 AND RECORDED NOVEMBER 28, 1960 AS DOCUMENT NUMBER 1090683) IN BLOCK 50 IN FREDERICK H. BARTLETT'S NORTH SHORE PROPERTIES IN SECTIONS 13, 18, 19, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 21, 1927 AS DOCUMENT NUMBER 295961 IN BOOK "R" OF PLATS, PAGES 35, 36 AND 37, EXCEPTING THEREFROM THAT PART OF SAID LOT 8 AND SAID EAST-WEST VACATED ALLEY LYING EASTERLY OF A LINE DRAWN FROM A POINT IN THE SOUTH LINE OF SAID LOT 8 WHICH IS 82.27 FEET WEST OF THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 50 IN FREDERICK H. BARTLETT'S NORTH SHORE PROPERTIES AFORESAID (AS MEASURED ALONG THE SOUTH LINE OF SAID LOTS 8 AND 9) THENCE NORTH 7 DEGREES 54 MINUTES 52 SECONDS EAST 61.70 FEET; THENCE NORTH 7 DEGREES 35 MINUTES 50 SECONDS EAST 73.65 FEET TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 50 IN FREDERICK H. BARTLETT'S NORTH SHORE PROPERTIES AFORESAID AND ALSO EXCEPTING THEREFROM THAT PART OF SAID LOT 8 DEDICATED FOR ROAD BY DOCUMENT 359010, RECORDED SEPTEMBER 12, 1930, ALL IN LAKE COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF BLOCK 50 IN FREDERICK H. BARTLETT'S NORTH SHORE PROPERTIES IN SECTION 19, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 21, 1927 AS DOCUMENT NO. 295961 IN BOOK "R" OF PLATS, PAGE 35, 36 AND 87 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 IN SAID BLOCK 50, THENCE SOUTH 89 DEGREES 59 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINES OF LOTS 8 AND 9 IN SAID BLOCK 50, 82.27 FEET, MORE OR LESS TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 38.57 FEET ALONG A CURVED LINE CONCAVE NORTHEASTERLY, WHICH LINE IS THE NORTHEASTERLY LINE OF LANDS DEDICATED FOR HIGHWAY BY DOCUMENT 359010; THENCE NORTH 32 DEGREES 35 MINUTES, 31 SECONDS EAST, A DISTANCE OF 122.34 FEET TO THE ANGLE POINT IN THE NORTHEASTERLY LINE OF LOT 8; THENCE EAST ALONG THE NORTH LINES OF LOTS 8 AND 9 TO THE EAST LINE OF LOT 9; THENCE SOUTH ALONG THE EAST LINE OF LOT 9 TO THE PLACE OF BEGINNING (EXCEPT THAT PART DEDICATED FOR ROAD BY DOCUMENT NO. 359010), IN LAKE COUNTY, ILLINOIS.

### PARCEL 3:

THAT PART OF THE EAST WEST VACATED ALLEY LYING EASTERLY OF A LINE DRAWN FROM A POINT IN THE SOUTH LINE OF SAID LOT 8 WHICH IS 82.27 FEET WEST OF THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 50 IN FREDERICK H. BARTLETT'S NORTH SHORE PROPERTIES AFORESAID (AS MEASURED ALONG THE SOUTH LINE OF SAID LOTS 8 AND 9) THENCE NORTH 7 DEGREES 54 MINUTES 52 SECONDS EAST 61.70 FEET; THENCE NORTH 7 DEGREES 35 MINUTES 50 SECONDS EAST 73.65 FEET TO THE SOUTH EAST CORNER OF LOT 7 IN BLOCK 50 IN FREDERICK H. BARTLETT'S NORTH SHORE PROPERTIES AFORESAID, ALL IN LAKE COUNTY, ILLINOIS