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Doc#: 0413534045
Eugene "Gene" Moore Fee: \$36.00
Cook County Recorder of Deeds
Date: 05/14/2004 10:46 AM Pg: 1 of 7

SPECIAL WARRANTY DEED

(Illinois)

THIS SPECIAL WARRANTY DEED is made as of the 11th day of May, 2004, by MERISTAR SUB 7B, LP, formerly known as 75 Arlington Heights Limited Partnership, L.P., a Delaware limited partnership (the "Grantor"), having an address c/o MeriStar Hospitality Operating Partnership, L.P. 4501 N. Fairfax Drive, Arlington, VA 22203, to ARLINGTON HEIGHTS L.L.C., an Illinois limited liability company (the "Grantee"), having an address of 5005 West Touhy, Suite 20, Skokie, Illinois 60077.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, and pursuant to proper authority, hereby Grants, Bargains, and Sells unto Grantee and its successors, heirs and assigns, all right, title and interest of Grantor in the following described property (collectively the "Property"):

1. The real property described on Exhibit A attached hereto and made a part hereof (the "Land");
2. All buildings, fixtures, structures, parking areas, landscaping and other improvements on the Land;
3. All and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in any matter appertaining to such Land, including any and all mineral rights, development rights, water rights and the like; and
4. All right, title and interest of Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such Land.

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315 N. Dearborn Street, Suite 200, Chicago, IL 60610

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TO HAVE AND TO HOLD the Property in fee simple unto Grantee and its successors, heirs and assigns, forever.

AND Grantor hereby covenants with Grantee, and its successors, heirs and assigns, that Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to, all matters of record, taxes and assessments not yet due and payable, all matters which a survey of the property would disclose and all rights or claims of parties in possession, as tenants only, under unrecorded leases.

(signatures on following page)

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Clerk

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IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed and delivered by its duly authorized officer, as of the day and year first above written.

GRANTOR:

MERISTAR SUB 7B, LP,
a Delaware limited partnership

By: MeriStar Sub 7C, LLC,
a Delaware limited liability company,
its general partner

By: MeriStar Hospitality Operating
Partnership, L.P., a Delaware limited
partnership, its managing member

By: MeriStar Hospitality Corporation, a
Maryland corporation, its general partner

By: William H. Reynolds, Jr.
Name: William H. Reynolds, Jr.
Title: EVP

THIS INSTRUMENT WAS PREPARED BY:

Decampo, Diamond & Ash
805 Third Avenue, Sixth Floor
New York, NY 10022
Attn: Thomas M. Ashe, Esq.

**AFTER RECORDING RETURN TO:
AND SEND SUBSEQUENT TAX BILLS TO:**

Linda A. Nagle, Esq.
5005 West Touhy, Suite 200
Skokie, Illinois 60070

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COMMONWEALTH OF VIRGINIA)
) SS.
COUNTY OF ARLINGTON)

I, LINDA SUE ROBERTS, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William H. Reynolds, JR personally known to me to be the Exec. Vice President of MeriStar Hospitality Corporation, a Maryland corporation, 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 Exec. Vice President, he signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as general partner of MeriStar Hospitality Operating Partnership, L.P., a Delaware limited partnership, the managing member of MeriStar Sub 7C, LLC a Delaware limited liability company, the general partner of the Grantor as his free and voluntary act, and as the free and voluntary act of said corporation said limited partnership, said limited liability company and said Grantor, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 6th day of May, 2004

Linda Sue Roberts
Notary Public

My Commission Expires: February 28, 2007

Notary Public of Cook County Clerk's Office

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EXHIBIT A

Legal Description

Parcel 1:

Lot 1 in Arlington Heights Place subdivision, being a subdivision in section 16, township 41 north, range 11 east of the third principal meridian, according to the plat recorded as document no. 25261219 and filed as document no. LR3133810 in Cook County, Illinois, except the following described land:

Beginning at the northeast corner of said Lot 1; thence on an assumed bearing of south 10 degrees 40 minutes 00 seconds west along the easterly line of said Lot 1 a distance of 20.80 feet to a point on a 1375.00 foot radius curve, the center of circle of said curve bears north 26 degrees 35 minutes 14 seconds east from said point; thence northwesterly along said curve, radius 1375.00 feet, central angle 8 degrees 23 minutes 05 seconds, 201.22 feet to a point on a 2547.29 foot radius curve, the center of circle of said curve bears north 27 degrees 55 minutes 41 seconds east from said point; thence northwesterly along said curve, radius 2547.29 feet, central angle 3 degrees 41 minutes 37 seconds, 164.21 feet; thence south 31 degrees 39 minutes 17 seconds west 9.00 feet to a point on a 2551.07 foot radius curve, the center of circle of said curve bears north 32 degrees 51 minutes 12 seconds east from said point; thence northwesterly along said curve, radius 2551.07 feet, central angle 0 degrees 35 minutes 54 seconds, 26.64 feet to the westerly line of said Lot 1; thence north 32 degrees 56 minutes 06 seconds east along the said westerly line of Lot 1 a distance of 14.43 feet to the northwest corner of said Lot 1, being also a point on a 2541.29 foot radius curve, the center of circle of said curve bears north 32 degrees 12 minutes 53 seconds east from said point; thence southeasterly along said curve, being also the northerly line of said lot 1, radius 2541.29 feet, central angle 5 degrees 37 minutes 38 seconds, 249.59 feet (249.56 feet, recorded); thence south 63 degrees 24 minutes 45 seconds east along tangent, being also the northerly line of said Lot 1 a distance of 135.20 feet to the point of beginning.

Parcel 2:

Reciprocal easements for ingress and egress as created by that certain agreement dated August 2, 1979 and recorded with the Recorder of Deeds of Cook County, Illinois on October 1, 1979 as document no. 25171074 and filed with the Registrar of Titles on October 1, 1979 as document no. LR3121973, and amended by First Amendment to Reciprocal Easement Agreement dated January 27, 1981 and recorded with the Recorder of Deeds of Cook County, Illinois, on June 4, 1981 as document no. 25893428 and filed with the Registrar of Titles on June 4, 1981 as document no. LR3218008, pertaining to the following parcels of land:

Parcel A: Lot 1 in Arlington Place Subdivision, being a subdivision in section 16, township 41 north, range 11 east of the third principal meridian in Cook County, Illinois.

Parcel B: Lot 2 in Arlington Place Subdivision, being a subdivision in section 16, township 41 north, range 11 east of the third principal meridian in Cook County, Illinois.

Parcel C: Lot 3 in Arlington Place Subdivision, being a subdivision in section 16, township 41 north, range 11 east of the third principal meridian in Cook County, Illinois.

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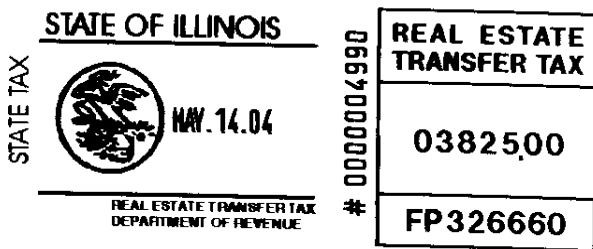
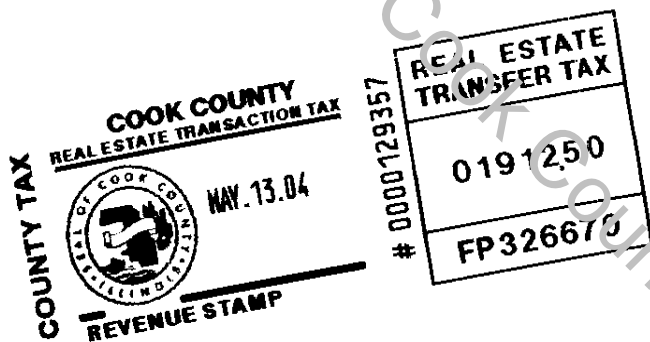
Parcel D: Lot 2 in Carl M. Teutsch Subdivision of part of the east half of section 16, township 41 north, range 11 east of the third principal meridian in Cook County, Illinois.

Parcel 3:

Easement for creation and maintenance of a detention/retention pond created by that certain agreement dated December 1, 1979 and recorded with the Recorder of Deeds of Cook County, Illinois, on January 4, 1980 as document no. 25306989 and filed with the Registrar of Titles on January 4, 1980 as document no. LR3139276 and amended by document no. 26527048 and filed as document no. LR3296792 pertaining to Lots 1, 2 and 3 and described as easement parcels A, B and C, in Arlington Place Subdivision, being a subdivision in section 16, township 41 north, range 11 east of the third principal meridian in Cook County, Illinois.

PIN: 08-16-200-101

Common Address: 75 West Algonquin Road, Arlington Heights, Illinois



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PLAT ACT AFFIDAVIT

COMMONWEALTH OF VIRGINIA)
)SS.
COUNTY OF ARLINGTON)

The undersigned being duly sworn on oath, states on behalf of MeriStar Sub 7B, LP, having an address of 4501 N. Fairfax Drive, Arlington, VA 22203 that the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

Section A. Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.

OR

Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configurations of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.

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

MERISTAR SUB 7B, LP, a Delaware limited partnership

By: MeriStar Sub 7C, LLC, a Delaware limited liability company, general partner

By: MeriStar Hospitality Operating Partnership, L.P., a Delaware limited partnership, managing member

By: MeriStar Hospitality Corporation, a Maryland corporation, its general partner

By: William H. Reynolds, Jr.
Name: William H. Reynolds, Jr.
Title: EVP

SUBSCRIBED AND SWORN to before me
This 6th day of May, 2004

Quiana Lee Roberts
NOTARY PUBLIC My Comm. Exps 2/28, 2007

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