



Doc#: 0516632035
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 06/15/2005 10:52 AM Pg: 1 of 6

Upon Recordation Return To:
DLA Piper Rudnick Gray Cary US LLP
203 N. LaSalle Street, Suite 1800
Chicago, Illinois 60601-1293
Attention: Louis Cohen

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 7 day of June, 2005 by HPI O'HARE LLC, a Delaware limited liability company (the "Grantor") having an address of One Alhambra Plaza, Suite 1465, Coral Gables, Florida 33134, to ROSEMONT O'HARE HOTEL PROPERTIES, L.L.C., a Delaware limited liability company (the "Grantee"), having an address of c/o Oaktree Capital Management, LLC, 1301 Avenue of the Americas, 34th Floor, New York, New York 10019.

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, sells, aliens, remises, releases, conveys and confirms unto Grantee all right, title and interest of Grantor in and to the real property situated in the County of Cook and State of Illinois, described on Exhibit A attached hereto, together with all tenements, hereditaments and appurtenances thereunto belonging, subject to general taxes and assessments not yet due and payable, covenants, conditions and restrictions of record, easements for public utilities and acts done or suffered by Grantee.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said real property in fee simple; that Grantor has good right and lawful authority to sell and convey said real property; and, subject to the exceptions set forth above, hereby warrants the title to said real property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

[Signature Page Follows]

NCS-108956-CHI-1
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IN WITNESS WHEREOF, this Special Warranty Deed is hereby executed and delivered as of this day and year first above written.

HPI O'HARE LLC, a Delaware limited liability company

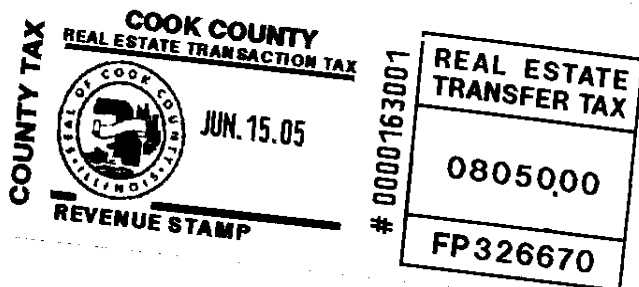
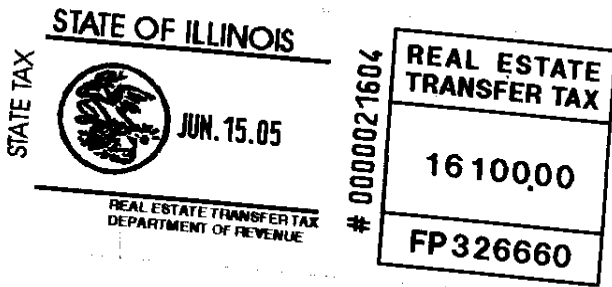
By: HPI Illinois, Inc., an Illinois corporation, its managing member

By: *Patrick Gaffney*
Name: Patrick Gaffney
Title: Vice President

Prepared By:
Mayer, Brown, Rowe & Maw LLP
1909 K Street NW
Washington, D.C. 20006
Attention: Keith J. Willner

Property Address: 6600 North Mannheim Road, Rosemont, Illinois 60018

PIN: 09-32-401-011 (Parcels 1 and 3)
09-32-203-003 (Parcel 2)
09-32-401-008 (Parcel 4)



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Exhibit A

Parcel 1:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHEAST QUARTER, 398.84 FEET EAST, AS MEASURED ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTHEASTERLY, ALONG A LINE THAT INTERSECTS THE EAST LINE OF SAID SOUTHEAST QUARTER AT A POINT, 608.50 FEET SOUTH OF THE EAST QUARTER CORNER OF SAID SECTION FOR A DISTANCE OF 177.0 FEET; THENCE SOUTHWESTERLY, ALONG A LINE FORMING AN ANGLE OF 84 DEGREES 24 MINUTES 44 SECONDS, TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 736.19 FEET TO THE CENTER OF WILLOW CREEK; THENCE NORTHWESTERLY, ALONG THE CENTER OF SAID CREEK, 315.91 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32 AFORESAID; THENCE NORTH, ALONG SAID WEST LINE, 517.30 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32 AFORESAID; THENCE EAST, ALONG SAID NORTH LINE, 398.84 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF MANNHEIM ROAD AS DEDICATED PER DOCUMENT NUMBER 8901888 AND THE CENTER LINE OF WILLOW CREEK; THENCE NORTHWEST, ALONG SAID CENTER LINE OF WILLOW CREEK, 3.23 FEET TO A LINE 3 FEET WEST OF AND PARALLEL WITH SAID WEST LINE OF MANNHEIM ROAD; THENCE NORTH, ALONG SAID LAST DESCRIBED LINE, 47.93 FEET; THENCE EAST, AT RIGHT ANGLE, 3.00 FEET TO SAID WEST LINE OF MANNHEIM ROAD; THENCE SOUTH, ALONG SAID WEST LINE OF MANNHEIM ROAD, 49.12 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS;

PARCEL 2:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF NORTHERN ILLINOIS TOLL HIGHWAY, IN COOK COUNTY, ILLINOIS;

PARCEL 3:

THAT PART OF THE EAST 223.215 FEET (MEASURED AT RIGHT ANGLES TO THE WEST LINE) OF THE WEST 446.43 FEET (MEASURED AT RIGHT ANGLES TO THE WEST LINE) OF THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF HIGGINS ROAD AS PER DOCUMENT #19971192 AND SOUTH OF THE CENTER LINE OF WILLOW CREEK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF SAID WEST 446.43 FEET WHICH IS 851.13 FEET SOUTH OF THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 32, SAID POINT BEING CENTER OF WILLOW CREEK; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST 446.43 FEET A DISTANCE OF 360.23 FEET TO THE CENTER OF HIGGINS ROAD; THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF ROAD 231 FEET TO THE WEST LINE OF SAID EAST 223.215 FEET; THENCE NORTH ALONG SAID LINE 386.85 FEET TO CENTER OF WILLOW CREEK; THENCE SOUTH 45 DEGREES 50 MINUTES 30 SECONDS EAST 19.24 FEET ALONG CENTER OF SAID CREEK; THENCE SOUTH 68 DEGREES 33 MINUTES EAST 225.07 FEET ALONG CENTER OF SAID CREEK TO THE POINT OF BEGINNING, (EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF HIGGINS ROAD AS PER DOCUMENT #19971192), (EXCEPT THEREFROM THAT PART

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DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF MANNHEIM ROAD AS DEDICATED PER DOCUMENT NUMBER 8901888 AND THE CENTER LINE OF WILLOW CREEK; THENCE NORTHWEST, ALONG SAID CENTER LINE OF WILLOW CREEK, 3.23 FEET TO A LINE 3 FEET WEST OF AND PARALLEL WITH SAID WEST LINE OF MANNHEIM ROAD; THENCE NORTH, ALONG LAST DESCRIBED LINE, 47.93 FEET; THENCE EAST, AT RIGHT ANGLE, 3.00 FEET TO SAID WEST LINE OF MANNHEIM ROAD; THENCE SOUTH, ALONG SAID WEST LINE OF MANNHEIM ROAD, 49.12 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE CENTER LINE OF A CREEK EXCEPT THE RIGHT OF WAY OF MANNHEIM ROAD AND EXCEPTING ALSO THAT PART OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, LYING NORTHEASTERLY OF A LINE (HEREINAFTER REFERRED TO AS "LINE A") DRAWN FROM A POINT IN THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 32, 608.50 FEET SOUTH OF THE EAST QUARTER CORNER OF SAID SECTION TO A POINT IN THE NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER, 398.84 FEET EAST, AS MEASURED ALONG SAID NORTH LINE, OF THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32 AFORESAID AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHEAST QUARTER, 398.84 FEET EAST, AS MEASURED ALONG SAID NORTH LINE OF THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTHEASTERLY ALONG A LINE THAT INTERSECTS THE EAST LINE OF SAID SOUTHEAST QUARTER AT A POINT 608.50 FEET SOUTH OF THE EAST QUARTER CORNER OF SAID SECTION FOR A DISTANCE OF 177.0 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 84 DEGREES 24 MINUTES 44 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 736.19 FEET TO THE CENTER OF SAID CREEK 315.91 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32 AFORESAID; THENCE NORTH ALONG SAID WEST LINE 517.30 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32 AFORESAID, THENCE EAST ALONG SAID NORTH LINE 398.84 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM, THAT PART OF THE LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED JULY 3, 2002 AS DOCUMENT 0020736541, DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE WEST LINE OF MANNHEIM ROAD AS DEDICATED PER DOCUMENT NUMBER 8901888 AND THE CENTER LINE OF WILLOW CREEK; THENCE NORTHWEST, ALONG SAID CENTER LINE OF WILLOW CREEK, 3.23 FEET TO A LINE 3 FEET WEST OF AND PARALLEL WITH SAID WEST LINE OF MANNHEIM ROAD; THENCE NORTH, ALONG LAST DESCRIBED LINE, 47.95 FEET; THENCE EAST, AT RIGHT ANGLE, 3.00 FEET TO SAID WEST LINE OF MANNHEIM ROAD; THENCE SOUTH, ALONG SAID WEST LINE OF MANNHEIM ROAD, 49.12 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF Cook)SS.
)

Tiffany Jurek c/o First American Title being duly sworn on oath, states that S he resides at 30 N. Lasalle St, Chgo, IL 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 S he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

Tiffany Jurek

SUBSCRIBED AND SWORN to before me
This 13th day of June, 2005
Hilda Barbosa
NOTARY PUBLIC

