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2002
8383921 D2 SL4



Doc#: 0810533032 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/14/2008 09:13 AM Pg: 1 of 7

(Space above this line for recording data)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made effective the 8th day of April, 2008, by **VK Suites, LLC**, a Wisconsin limited liability company duly authorized to transact business within the State of Illinois, Grantor, and, **Noble I Schaumburg, LLC**, a Delaware limited liability company, Grantee:

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the said Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the real estate, situated, lying and being in **Cook County, Illinois**, as described in Exhibit A.

Permanent Real Estate Index Number(s): 07-12-402-015-0000

Address of Real Estate: 1851 McConnor Parkway, Schaumburg, Illinois 60173

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor; and that said land is free of all encumbrances made by the Grantor, except taxes for the current and subsequent years, zoning and use restrictions imposed by governmental authority, and those Permitted Exceptions more particularly described on attached Exhibit "B".

Box 400-CTGC

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IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written. Signed, sealed, and delivered in our presence:

VK Suites, LLC, a Wisconsin limited liability company

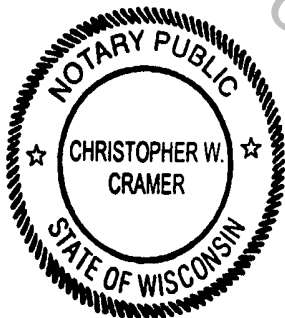
By: V.K. Development Corporation, Manager

By: Asay Kuttemperoor
 Name: ASAY KUTTEMPEROOR
 Title: PRESIDENT OF MANAGER

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	APR. - 4.08	05145.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000000842	FP 102808

STATE OF WISCONSIN)
) SS
 COUNTY OF WAUKESHA)

The foregoing instrument was acknowledged before me this 7th day of April, 2008, by Asay Kuttemperoor, as President of V.K. Development Corporation, manager of VK Suites, LLC, a Wisconsin limited liability company, who is personally known to me.



Christopher W. Cramer
 NOTARY PUBLIC
 Name: CHRISTOPHER W. CRAMER
 (Type or Print Name)
 My Commission Expires: IS PERMANENT

This instrument was prepared by:
 Christopher W. Cramer, Esq.
 V.K. Development Corporation
 19275 West Capitol Drive, #100
 Brookfield, Wisconsin 53045
 (262) 790-6000

COUNTY TAX	COOK COUNTY	REAL ESTATE TRANSACTION TAX
	APR. - 9.08	04689.50
REVENUE STAMP	# 0000007541	FP 103022

Send Subsequent Tax Bills To:


Noble I Schaumburg, LLC
 c/o Noble Investment Group, LLC
 1100 Monarch Tower
 3424 Peachtree Road, NE
 Atlanta, Georgia 30326

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	APR. - 9.08	04234.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000009476	FP 103024

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EXHIBIT A

LOT 1 IN THE WOODFIELD VILLAGE GREEN FIRST RESUBDIVISION OF LOT 3 IN WOODFIELD VILLAGE GREEN WOODFIELD - 76 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND PART OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT RECORDED SEPTEMBER 3, 1998 AS DOCUMENT 98789378, IN COOK COUNTY, ILLINOIS.


VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX

13207 \$ 9379.00

AFTER RECORDING MAIL TO:
THOMAS S. ORY BOSKI, ESQ.
MORRIS, MANNING & MARTIN, LLP.
1600 ATLANTA FINANCIAL CENTER
3343 PEACHTREE ROAD, NE
ATLANTA, GA 30326

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EXHIBIT B

1. TAXES FOR THE YEARS(S) 2007 AND 2008
2008 TAXES ARE NOT YET DUE OR PAYABLE.

1.A. NOTE: 2007 FIRST INSTALLMENT IS PAID
2007 FINAL INSTALLMENT NOT YET DUE OR PAYABLE

PERM TAX#	PCL	YEAR	1 ST INST	STAT
07-12-402-015-0000	1 OF 1	2007	\$183,657.09	PAID

2. TERMS, PROVISIONS AND CONDITIONS OF THE LICENSE AND EASEMENT AGREEMENT DATED APRIL 21, 2003, AND RECORDED JUNE 10, 2003 AS DOCUMENT 031614419, MADE BY AND BETWEEN HYATT CORPORATION, A DELAWARE CORPORATION, AS AGENT OF 1800 PARTNERS LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, DOING BUSINESS AS HYATT REGENCY WOODFIELD ("HYATT") AND V. K. SUITES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, DOING BUSINESS AS AMERISUITES ("AMERISUITES")
3. COVENANTS AND RESTRICTIONS AS CONTAINED IN THE INSTRUMENT MADE BY THE PURE OIL COMPANY, A CORPORATION OF OHIO, DATED JULY 23, 1957 AND RECORDED JULY 17, 1958 AS DOCUMENT 17262548 RELATING TO THE USE, PURPOSES, KIND, NUMBER, CHARACTER, SIZE, FRONTAGE AND ZONING OF THE LAND.
4. COVENANTS AND RESTRICTIONS AS CONTAINED IN THE DEED FROM UNION OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION TO UNOCAL LAND & DEVELOPMENT COMPANY, DATED SEPTEMBER 12, 1986 AND RECORDED SEPTEMBER 18, 1986 AS DOCUMENT 86422309 THAT THE LAND SHALL NOT BE USED AS AN AUTOMOBILE SERVICE STATION FOR THE SALE AND DISTRIBUTION OF PETROLEUM PRODUCTS, TIRES, BATTERIES AND AUTOMOBILE ACCESSORIES AND SERVICES, CUSTOMARILY SOLD AND RENDERED AT AUTOMOBILE SERVICE STATIONS.
5. DECLARATION OF CONDITIONS AND RESTRICTIONS FOR LOTS 2, 3 AND 4 OF WOODFIELD VILLAGE GREEN WOODFIELD 76 SUBDIVISION DATED MARCH 22, 1993 AND RECORDED MAY 10, 1993 AS DOCUMENT 93350374 MADE BY UNION OIL COMPANY OF CALIFORNIA; UNOCAL LAND & DEVELOPMENT COMPANY AND ROUTE 58 CORP.
6. RESERVATION OF THE OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES, WATER AND OTHER MINERALS BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE PRESENT SURFACE OF THAT PART OF THE LAND, DESCRIBED AS FOLLOWS:
- THAT PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
- BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, AFORESAID, 983.20 FEET NORTH OF THE SOUTHEAST CORNER

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THEREOF; THENCE CONTINUE NORTH ALONG SAID EAST LINE 321.18 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, AFORESAID; THENCE WEST ALONG SAID NORTH LINE 661.79 FEET TO A POINT; THENCE SOUTH ALONG THE WEST LINE OF THE LAND DESCRIBED, 1167.87 FEET TO A POINT 594.53 FEET EAST OF THE EAST LINE OF SAID SOUTHEAST QUARTER AND 140.0 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG A LINE 140.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12 AFORESAID (BEING ALSO THE NORTH LINE OF GOLF ROAD, STATE ROUTE 58), 501.53 FEET TO A POINT 93.0 FEET WEST OF THE SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12 (BEING ALSO THE WESTERLY LINE OF PERMANENT EASEMENT TO THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO AS PER DOCUMENT 21391850); THENCE NORTHERLY ALONG SAID WESTERLY 848.90 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS; AND

TOGETHER WITH THE RIGHT OF ENTRY BELOW SAID DEPTH OF 500 FEET BY SLANT OR DIRECTIONAL DRILLING FROM OTHER LANDS TO DEVELOP AND PRODUCE OIL, GAS, PETROLEUM, AND HYDROCARBON SUBSTANCES, WATER AND OTHER MINERALS AND THE RIGHT TO USE STRUCTURES BELOW SAID DEPTH OF 500 FEET FOR THE STORAGE AND SUBSEQUENT REMOVAL OF GAS OR OTHER SUBSTANCES, TOGETHER WITH THE RIGHT TO CONDUCT SECONDARY RECOVERY OPERATIONS THEREIN, AS WELL AS RIGHTS OF WAY, EASEMENTS AND SERVITUDES TO, IN AND THROUGH SAID SUBSURFACE LAND FOR THE PURPOSE OF EXERCISING THE RIGHTS HEREIN RESERVED, BUT WITHOUT ANY RIGHTS OF SURFACE ENTRY AS CONTAINED IN THE DEED FROM UNION OIL COMPANY, A CALIFORNIA CORPORATION TO CAROL L. MEYER, DATED JULY 3, 1973 AND RECORDED JULY 3, 1973 AS DOCUMENT 22385429 AND BY DEED FROM CAROL L. MEYER TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 25, 1973 AND KNOWN AS TRUST NUMBER 62475, DATED JULY 3, 1973 AND RECORDED JULY 3, 1973 AS DOCUMENT 22385430.

7. RESERVATION OF THE OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES, WATER AND OTHER MINERALS BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE PRESENT SURFACE OF THE LAND, TOGETHER WITH THE RIGHT OF ENTRY BELOW SAID DEPTH OF 500 FEET BY SLANT OR DIRECTIONAL DRILLING FROM OTHER LANDS TO DEVELOP AND PRODUCE OIL, GAS, PETROLEUM, AND HYDROCARBON SUBSTANCES, WATER AND OTHER MINERALS, AND THE RIGHT TO USE STRUCTURES BELOW SAID DEPTH OF 500 FEET FOR THE STORAGE AND SUBSEQUENT REMOVAL OF GAS OR OTHER SUBSTANCES, TOGETHER WITH THE RIGHT TO CONDUCT SECONDARY RECOVERY OPERATIONS THEREIN, AS WELL AS RIGHTS OF WAY, EASEMENTS AND SERVITUDES TO, IN AND THROUGH SAID SUBSURFACE LAND FOR THE PURPOSE OF EXERCISING THE RIGHTS HEREIN RESERVED, BUT WITHOUT ANY RIGHTS OF SURFACE ENTRY AS CONTAINED IN THE DEED FROM UNION OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION TO UNOCAL LAND & DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION BY DEED DATED SEPTEMBER 12, 1986 AND RECORDED SEPTEMBER 18, 1986 AS DOCUMENT 86422309.
8. NOTICE OF REQUIREMENT FOR STORM WATER DETENTION RECORDED JUNE 14, 1979 AS DOCUMENT 25005010.

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9. A 50 FOOT BUILDING SETBACK LINE OVER THE NORTHERLY AND EASTERLY LINES OF THE LAND, AS SHOWN ON THE PLAT RECORDED JULY 26, 1993 AS DOCUMENT 93580462 AND AS SHOWN ON PLAT OF RESUBDIVISION RECORDED SEPTEMBER 3, 1998 AS DOCUMENT 98789378.
10. A 10 FOOT PUBLIC UTILITY EASEMENT OVER PORTIONS OF THE LAND AS DESIGNATED ON SAID PLAT RECORDED JULY 26, 1993 AS DOCUMENT 93580462 AND AS SHOWN ON PLAT OF RESUBDIVISION DOC NO 98789378.
11. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY; NORTHERN ILLINOIS GAS COMPANY, ILLINOIS BELL TELEPHONE COMPANY AND THE VILLAGE OF SCHAUMBURG, AND ITS/THEIR RESPECTIVE 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 PLAT RECORDED/FILED AS DOCUMENT NO. 93580462. WITHIN PUBLIC UTILITIES EASEMENTS AS SHOWN ON THE SAID PLAT.
12. 20 FOOT EASEMENT IN FAVOR OF UTILITY COMPANIES, AND ITS/THEIR RESPECTIVE 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 PLAT RECORDED/FILED AS DOCUMENT NO. 87679086 AND AS SHOWN ON PLAT OF RESUBDIVISION DOCUMENT NO. 98789378.
13. TERMS AND PROVISIONS OF THE RECIPROCAL GRANT OF ROAD WAY EASEMENTS DATED NOVEMBER 25, 1981 AND RECORDED NOVEMBER 25, 1981 RECORDED AS DOCUMENT NUMBER 26070571 MADE BY AND BETWEEN LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT 101568, LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT 100750 AND UNION OIL COMPANY OF CALIFORNIA.
14. TERMS, PROVISIONS AND CONDITIONS OF THE CROSS ACCESS EASEMENT AGREEMENT DATED FEBRUARY 18, 1997 AND RECORDED ON FEBRUARY 21, 1997 AS DOCUMENT NUMBER 97120611 MADE BY AND BETWEEN BROWN TROUT INVESTMENTS LTD AND GREAT LAKES REIT, L.P.
15. TERMS, PROVISIONS AND CONDITIONS OF THE RECIPROCAL ACCESS EASEMENT AGREEMENT DATED FEBRUARY 13, 1997 AND RECORDED FEBRUARY 21, 1997 AS DOCUMENT NUMBER 97120612 MADE BY AND BETWEEN BROWN TROUT INVESTMENTS, LTD., LASALLE NATIONAL TRUST N.A., AS SUCCESSOR TRUSTEE TO LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 101568 DATED MARCH 21, 1979 AND GREAT LAKES REIT, L.P.
16. THE STATEMENTS, TERMS, AND PROVISIONS OF THE PLAT OF RESUBDIVISION RECORDED SEPTEMBER 3, 1998 AS DOCUMENT 98789378 ENTITLED " WOODFIELD VILLAGE GREEN FIRST RESUBDIVISION".

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17. 15 FOOT EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE 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 PLAT RECORDED/FILED AS DOCUMENT NO. 98789378.
18. STORMWATER MANAGEMENT EASEMENT AT THE NORTHEAST CORNER OF THE LAND AS SHOWN ON PLAT OF RESUBDIVISION DOCUMENT 98789378 AND NOTED ABOVE, FOR EXACT LOCATION SEE PLAT.
19. 5 FEET PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT AS SHOWN ON PLAT OF RESUBDIVISION AFORESAID.
20. COVENANTS AND RESTRICTIONS, RELATING TO EASEMENTS, MAINTENANCE, USE, INSURANCE, COVENANTS, NOTICES AND MISCELLANEOUS MATTERS CONTAINED IN THE DOCUMENT RECORDED APRIL 12, 1999 AS DOCUMENT NO. 99349797.

AMENDMENT TO EASEMENT AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANT RECORDED JUNE 10 2003 AS DOCUMENT 0316144196
21. EASEMENT IN FAVOR OF SCHAUMBURG LAND COMPANY, LLC FOR THE PURPOSE OF ACCESS, DRAINAGE, MAINTENANCE, AND OVERFLOW PARKING RECORDED APRIL 12, 1999 AS DOCUMENT NO. 99349797, AND THE TERMS AND PROVISIONS CONTAINED THEREIN AND AS AMENDED BY DOCUMENT 0316144196.