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Doc#: 1033644018 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/02/2010 01:02 PM Pg: 1 of 5

After recording return to:  
Cynthia Nelson  
Gardere Wynne Sewell LLP  
1601 Elm Street  
Suite 3000  
Dallas, Texas 75201

Mail tax bill to:  
AP AIM Rosemont Owner LLC  
c/o Aimbridge Hospitality LP  
4100 Midway Road  
Suite 2115  
Carrollton, Texas 75007

*This space reserved for Recorder's use only.*

## SPECIAL WARRANTY DEED (IMPROVEMENTS)

MS 328492-009 192 RC  
281 600 264872 SN

**HYATT EQUITIES, L.L.C.**, a Delaware limited liability company, whose address is c/o Hyatt Corporation, 71 South Wacker Drive, Chicago, Illinois 60606 ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by **AP AIM ROSEMONT OWNER LLC**, a Delaware limited liability company ("Grantee"), whose address is c/o Aimbridge Hospitality LP, 4100 Midway Road, Suite 2115, Carrollton, Texas 75007, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of Grantor's rights, titles and interests in and to the buildings, structures, fixtures and other improvements located on the real estate situated in the County of Cook and State of Illinois and more particularly described on Exhibit A attached hereto (collectively, the "Improvements").

The foregoing conveyance of the Improvements is subject only to those items set forth on Exhibit B attached hereto and made a part hereof, and real estate taxes not yet due or payable, rights of tenants as tenants only under leases, and laws, regulations, resolutions or ordinances currently or hereinafter imposed by any governmental authority.

TO HAVE AND TO HOLD the Improvements, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Improvements unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise.



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## EXHIBIT A

### Legal Description

#### PARCEL 1:

THAT PART OF LOT 3 IN GERHARD HUEHL ESTATE DIVISION IN SECTION 3, TOWNSHIP 40 NORTH, RANGE 12 AND SECTION 34, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3, 272.37 FEET; THENCE SOUTH ON A LINE FORMING A 90 DEGREE ANGLE WITH THE NORTH LINE OF SAID LOT 3, 239.68 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 3, 336.37 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID LOT 3, 248.08 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART TAKEN IN CONDEMNATION CASE 85150688 FOR HIGHWAYS AND ALSO THAT PART DEDICATED FOR DEVON AVENUE AS PER DOCUMENT NO. 10591813 AND FURTHER EXCEPTING THEREFROM THAT PART DESCRIBED IN EXHIBIT "A" OF AND RELEASED BY DOCUMENT RECORDED NOVEMBER 17, 2010 AS DOCUMENT 1032108244), IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF RECIPROCAL JOINT ACCESS EASEMENT BY AND BETWEEN THE VILLAGE OF ROSEMONT, AN ILLINOIS MUNICIPAL CORPORATION AND THE AMERICAN ACADEMY OF ORTHOPEDIC SURGEONS, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, DATED APRIL 3, 1998 AND RECORDED APRIL 30, 1999 AS DOCUMENT 99418973, AS AMENDED BY FIRST AMENDMENT TO GRANT OF RECIPROCAL JOINT ACCESS EASEMENT RECORDED MARCH 6, 2008 AS DOCUMENT 0806622006.

Permanent Real Estate Index Number(s): 12-03-100-024-8001; 12-03-100-024-8002  
Address: 6350 River Road, Rosemont, Illinois 60018

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## EXHIBIT B

### Permitted Exceptions

1. General real estate taxes for the year 2010 and subsequent years.
2. Grant of Easement to Commonwealth Edison Company recorded May 28, 1999 as document 99519701, as shown on ALTA/ACSM Land Title Survey prepared by Christopher B. Burke Engineering, Ltd., Number 184-001175, dated November 1, 2010, revised November 15, 2010, and the terms and provisions therein.
3. Plat of Dedication of 10 foot easement for public utilities recorded as document 20413091, as shown on ALTA/ACSM Land Title Survey prepared by Christopher B. Burke Engineering, Ltd., Number 184-001175, dated November 1, 2010, revised November 15, 2010 and the terms and provisions therein.
4. Easement to Middle States Telephone Company recorded March 3, 1965 as document 19396091, as shown on ALTA/ACSM Land Title Survey prepared by Christopher B. Burke Engineering, Ltd., Number 184-001175, dated November 1, 2010, revised November 15, 2010, and the terms and provisions therein.
5. Leaking Underground Storage Tank Environmental Notice recorded May 9, 2001 as document 0010387408.
6. Terms, agreements, provisions, conditions and limitations contained in the Lease and Agreement for Development between Village of Rosemont and HT-Rosemont Annex, Inc. dated April \_\_, 1998, a memorandum of which was recorded April 30, 1999 as document 99418972, as amended by First Amendment to Lease and Agreement for Development dated June 3, 1998, as assigned by Assignment and Assumption of Lease and Agreement for Development and Operation and Easement Agreement from HT-ROSEMONT ANNEX, INC., a Delaware corporation, to Grantco, dated February 2, 2000 and recorded February 8, 2000 as document 00099048, as partially released by that Partial Release of Lease and Consent to Temporary Easement dated November 2, 2010, and recorded November 17, 2010 as document 1032108244, and all rights thereunder of said lessors, their heirs, executors, administrators, successors and assigns, including rents and all other charges reserved.
7. Terms, conditions, and provisions of Access Easement for the benefit of Parcel 1 as created by grant of Reciprocal Joint Access Easement by and between the Village of Rosemont, an Illinois municipal corporation and the American Academy of Orthopaedic Surgeons, an Illinois not-for-profit corporation, dated April 3, 1998 and recorded April 30, 1999 as Document 99418973, as amended by First Amendment to Grant of Reciprocal Joint Access Easement recorded March 6, 2008 as Document 0806622006, together with the rights of adjoining owners in and to the concurrent use of said easement.

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8. ALTA/ACSM Land Title Survey prepared by Christopher B. Burke Engineering, Ltd., Number 184-001175, dated November 1, 2010, revised November 15, 2010, discloses the following:
  - a. Concrete ramp over and onto property south and adjoining.
  - b. Concrete patio garden and canopy over and onto property south and adjoining.
9. Existing unrecorded leases, and all rights thereunder of, and all acts done or suffered thereunder by, said lessees or by any party claiming by, through or under said lessees:

Patriot Communications (Master Rooftop License) dated July 3, 2008

Patriot Communications (Amended and Restated) dated May 5, 2010
10. Temporary easement to the Illinois Department of Transportation under Job No. R-90-072-00 over area described in Exhibit "B" of Partial Release of Lease and Consent to Temporary Easement recorded November 17, 2010 as document 1032108244.