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Doc#: 1323245048 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/20/2013 10:48 AM Pg: 1 of 7

3/7 Special Warranty Deed

SSS
6/11

THE GRANTOR, UNITED CENTRAL BANK OF GARLAND TEXAS, a Texas state bank, of 955 West 175th Street, Homewood, Illinois 60430, for and in consideration of Ten and No/100ths Dollars (\$10.00), in hand paid, by these presents does GRANT, BARGAIN SELL AND CONVEY unto the Grantee, **KIWI IL HOSPITALITY LLC**, an Illinois limited liability company of 1654 Tyne Drive, East Sarnia, Ontario ON N 7V3P7, Attn: Rakesh Taneja, that certain real estate situated in the County of Cook, State of Illinois, and legally described on Exhibit A hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and all of the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances,

The Grantor, for itself and its successors, does covenant, promise and agree, to, and with the Grantee, and its successors and assigns, that Grantor has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming or to claim the same, by, through or under the Grantor, but none other.

SUBJECT TO the Permitted Exceptions set forth on Exhibit B hereto.

[signatures appear on the following page]

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTH 1/4 OF THE EAST 702.88 FEET OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH 1/4 AT A DISTANCE OF 376.34 FEET WEST OF THE EAST LINE OF SAID SOUTH 1/4; THENCE SOUTH AT RIGHT ANGLES, 109.07 FEET; THENCE EAST AT RIGHT ANGLES, 27.00 FEET; THENCE SOUTH AT RIGHT ANGLES, 60.00 FEET; THENCE EAST ALONG A LINE FORMING AN ANGLE FROM THE SOUTH OF 90 DEGREES 00 MINUTES, 31 SECONDS WITH THE LAST COURSE, 9.00 FEET; THENCE SOUTH AT RIGHT ANGLES, 60.00 FEET; THENCE WEST AT RIGHT ANGLES, 37.50 FEET; THENCE SOUTH AT RIGHT ANGLES, 101.42 FEET TO THE SOUTH LINE OF SAID SOUTH 1/4 OF NORTH 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF SECTION 29; THENCE WEST AT RIGHT ANGLES ALONG SAID LINE, 167.54 FEET; THENCE NORTH AT RIGHT ANGLES, 330.51 FEET TO THE NORTH LINE OF SAID SOUTH 1/4; THENCE EASTERLY 169.06 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 1/4 OF THE EAST 702.875 FEET OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EAST 50 FEET THEREOF, IN COOK COUNTY, ILLINOIS;

ALSO THE EAST 40 FEET OF A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTERLINE OF LATHROP AVENUE AS PLATTED AND RECORDED MARCH 23, 1914 IN BOOK 128 OF PLATS, PAGE 49, AT A DISTANCE OF 999 FEET SOUTH OF THE NORTH LINE OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; RUNNING THENCE SOUTH ON THE CENTERLINE OF SAID LATHROP AVENUE FOR A DISTANCE OF 323 FEET; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 626.82 FEET; THENCE IN A NORTHERLY DIRECTION ALONG A LINE 702.875 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 323.375 FEET, AND THENCE IN A WESTERLY DIRECTION ALONG A STRAIGHT LINE A DISTANCE OF 628.35 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART TAKEN FOR LATHROP AVENUE), IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM SAID PARCEL 2 THE FOLLOWING THREE TRACTS:

TRACT 1: THAT PART OF THE SOUTH 1/4 OF THE EAST 702.88 FEET OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH 1/4 AT THE DISTANCE OF 83.00 FEET WEST OF THE EAST LINE OF SAID SOUTH 1/4; THENCE WEST ALONG SAID NORTH LINE, 293.34 FEET; THENCE SOUTH AT RIGHT ANGLES, 109.06 FEET; THENCE EAST AT RIGHT ANGLES, 27.00 FEET; THENCE SOUTH AT RIGHT ANGLES, 60.00 FEET; THENCE EASTERLY A DISTANCE OF

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265.56 FEET TO A POINT 169.02 FEET SOUTHERLY OF THE POINT OF BEGINNING; THENCE NORTHERLY 169.02 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.
 TRACT II: THAT PART OF THE SOUTH 1/4 OF THE EAST 702.88 FEET OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTH 1/4 AT A DISTANCE OF 83.00 FEET WEST OF THE EAST LINE OF SAID SOUTH 1/4; THENCE WEST ALONG SAID SOUTH LINE, 293.30 FEET; THENCE NORTH AT RIGHT ANGLES, 101.42 FEET; THENCE EAST AT RIGHT ANGLES, 37.50 FEET; THENCE NORTH AT RIGHT ANGLES, 60.00 FEET; THENCE EAST AT RIGHT ANGLES, 256.56 FEET TO SAID LINE, 83.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 29; THENCE SOUTHERLY 161.42 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TRACK III: THAT PART OF THE SOUTH 1/4 OF THE EAST 702.88 FEET OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH 1/4 AT A DISTANCE OF 376.34 FEET WEST OF THE EAST LINE OF SAID SOUTH 1/4; THENCE SOUTH AT RIGHT ANGLES, 109.07 FEET; THENCE EAST AT RIGHT ANGLES, 27.00 FEET; THENCE SOUTH AT RIGHT ANGLES, 60.00 FEET; THENCE EAST ALONG A LINE FORMING AN ANGLE FROM THE SOUTH OF 90 DEGREES 00 MINUTES, 31 SECONDS WITH THE LAST COURSE, 9.00 FEET; THENCE SOUTH AT RIGHT ANGLES, 60.00 FEET; THENCE WEST AT RIGHT ANGLES, 37.50 FEET; THENCE SOUTH AT RIGHT ANGLES, 101.42 FEET TO THE SOUTH LINE OF SAID SOUTH 1/4 OF NORTH 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF SECTION 29; THENCE WEST AT RIGHT ANGLES ALONG SAID LINE, 167.54 FEET; THENCE NORTH AT RIGHT ANGLES 330.51 FEET TO THE NORTH LINE OF SAID SOUTH 1/4; THENCE EASTERLY 169.06 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 29-29-201-030-0000 and part of 29-29-201-014-0000 and ~~29-29-201-031~~ 29-29-201-031.

Common address: 16920 S. Halsted, Harvey, Illinois

60426

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Memorandum of Redevelopment Agreement for the Center Street Tax Increment Project Area recorded July 26, 1996 as document 96589005 by and between Harvey Hospitality, Inc., and Friendship Hotels of Harvey, Inc. and Parasun Motel, Inc., and the terms and provisions contained therein.
2. Easement Agreement recorded May 30, 1997 as document 97385146 by and between Harvey Development Corp. and Harvey Hospitality, Inc., and the terms and provisions contained therein.
(affects Parcel 2)
3. Easement Agreement recorded August 20, 1997 as document 97611244 by and between Harvey Development Corp. and Friendship Hotels of Harvey, Inc., and the terms and provisions contained therein.
(affects Parcels 2)
4. Easement in favor of Commonwealth Edison Company, its respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with right of access to said equipment, and the provisions relating thereto, contained in the grant recorded February 18, 1998 as document 98129513, and the terms, provisions and conditions contained therein.
(affects Parcel 1)
5. Easement Agreement recorded April 12, 2005 as document 0510247236 by and between Harvey Hospitality, Inc., and Friendship Hotels of Harvey, Inc. and Parasun Motel, Inc., and the terms and provisions contained therein.
6. Environmental No Further Remediation Letter recorded April 15, 2005 as document 0510547060, and the terms, provisions, conditions and limitations contained therein.
(affects Parcel 1)
7. Environmental No Further Remediation Letter recorded April 20, 2005 as document 0511003134, and the terms, provisions, conditions and limitations contained therein.
(affects Parcel 1)
8. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
9. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
10. General taxes for 2013 and subsequent years.
11. Acts done or suffered through Grantee.

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16920 S. Halsted

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
)SS.
 COUNTY OF COOK)

United Central Bank, a Texas banking corporation of 955 W. 175th Street, Homewood, Illinois 60430 being duly sworn on oath, states 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.
10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

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.

[Signatures appear on the following page]

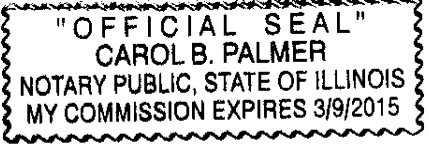
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UNITED CENTRAL BANK

By: [Signature]
 Name: Joseph A. O'Brien
 Its: Director, United Central Bank

SUBSCRIBED AND SWORN to before me
 This 1st day of August, 2013

[Signature]
 NOTARY PUBLIC



Property of Cook County Clerk's Office