



Doc#: 1526841010 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/25/2015 09:38 AM Pg: 1 of 6

This instrument was prepared by  
and after recording, should be  
returned to:

Wayne F. Osoba  
Foley & Lardner LLP  
321 N. Clark Street, Suite 2800  
Chicago, IL 60654-5313

Mail tax bills to:

Spirit Lake Acquisition II LLC  
2425 Olympic Boulevard, Suite 120E  
Santa Monica, CA 90404

8887101 NH 1 of 1 1012888

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that K & K HOLDINGS, LLC, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois, of Inverness, Illinois ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS and CONVEYS to SPIRIT LAKE ACQUISITION II LLC, a Delaware limited liability company, having an address at 2425 Olympic Boulevard, Suite 120E, Santa Monica, California 90404 ("Grantee"), the following described premises ("Premises") situated in Cook County, Illinois:

Legal Description Attached Hereto As Exhibit A

Parcel I.D. Nos.: 01-01-202-014-0000, 01-01-202-015-0000, 01-01-202-016-0000, 01-01-202-017-0000, 01-01-202-018-0000, 01-01-202-019-0000

Common Address of Premises: 215-217 S. Northwest Highway, Barrington, Cook County, Illinois 60010

TO HAVE AND TO HOLD the Premises, together with the improvements thereon and the rights, easements, privileges and appurtenances thereunto belonging or appertaining, unto Grantee, its successors and assigns forever, subject to the encumbrances set forth on Exhibit B attached hereto.

And Grantor, for itself and its successors, hereby warrants to Grantee, its successors and assigns, only that: (1) Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner, encumbered (subject to the encumbrances set forth on Exhibit B attached hereto); and (2) Grantor will forever defend the Premises against all persons lawfully claiming by, through or under Grantor.

The conveyance of the Premises by Grantor to Grantee is made subject to the interest of Grantee in the mortgage and other security documents encumbering the Premises (collectively, the "Mortgage Documents"). It is the express intent of Grantor and Grantee that any interest of Grantee in the Premises under the conveyances provided for in this Deed shall not merge with the interest of

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in the Premises under the conveyances provided for in this Deed shall not merge with the interest of Grantee in the Premises under the Mortgage Documents, and that the liens and security interest of Grantee in the Premises created by the Mortgage Documents shall be and remain valid and continuous liens and security interests in the Premises.

[Signature Page Follows]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, this 20<sup>th</sup> day of JUNE, 2014.

K & K HOLDINGS, LLC,  
an Illinois limited liability company

By: *Frank Kaldis*  
Frank Kaldis, Manager

**THIS CONVEYANCE IS EXEMPT UNDER 35 ILCS 200/31-45, PARAGRAPH (I).**

Date: JUNE 20, 2014

*Frank Kaldis*  
Buyer, Seller or Representative

STATE OF IL )  
  ) SS  
COUNTY OF LAK )

I, Joyce E Spierlein, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Frank Kaldis, as the Manager of K & K Holdings, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 25 day of June, 2014

*Joyce E Spierlein*  
NOTARY PUBLIC

My Commission Expires:



**UNOFFICIAL COPY****EXHIBIT A****LEGAL DESCRIPTION**

LOTS 13, 14, 15, 16, 17 AND 18 IN GEORGE A. LAGESCHULTE'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1. TOWNSHIP 42 NORTH. RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 1921 AS DOCUMENT NUMBER 7099314, IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART TAKEN FOR ROAD PURPOSES IN CASE NO. 01L050286 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 13 WITH THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST HIGHWAY (US ROUTE 14) PER PLAT OF DEDICATION RECORDED JANUARY 23, 1932 IN BOOK 295 OF PLATS, PAGE 18, AS DOCUMENT NUMBER 11036332; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 26 MINUTES 21 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE 7.567 METERS (24.83 FEET) TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY 96.251 METERS (315.78 FEET) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 211.999 METERS (695.53 FEET). THE CHORD OF SAID CURVE BEARS SOUTH 19 DEGREES 24 MINUTES 13 SECONDS EAST 95.427 METERS (313.08 FEET); THENCE NORTH 57 DEGREES 35 MINUTES 23 SECONDS EAST ALONG THE PROLONGATION OF A RADIAL LINE 8.000 METERS (26.25 FEET); THENCE SOUTHEASTERLY 8.870 METERS (29.10 FEET) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 203.999 METERS (669.29 FEET). THE CHORD OF SAID CURVE BEARS SOUTH 33 DEGREES 39 MINUTES 21 SECONDS EAST 8.870 METERS (29.10 FEET) TO THE EAST LINE OF SAID LOT 18; THENCE SOUTH 00 DEGREES 26 MINUTES 21 SECONDS EAST ALONG SAID EAST LINE 20.829 METERS (68.34 FEET) TO THE EASTERLY RIGHT OF WAY LINE OF SAID NORTHWEST HIGHWAY PER DEDICATION AFORESAID; THENCE NORTHWESTERLY 122.410 METERS (401.61 FEET) ALONG SAID EASTERLY RIGHT OF WAY LINE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 168.000 METERS (551.18 FEET), THE CHORD OF SAID CURVE BEARS NORTH 21 DEGREES 18 MINUTES 46 SECONDS WEST 119.720 METERS (392.78 FEET) THENCE NORTH 00 DEGREES 26 MINUTES 21 SECONDS WEST 2.398 METERS (7.87 FEET) TO THE POINT OF BEGINNING.)

For reference purposes only:

Parcel I.D. Nos.: 01-01-202-014-0000, 01-01-202-015-0000, 01-01-202-016-0000, 01-01-202-017-0000, 01-01-202-018-0000, 01-01-202-019-0000

215-217 <sup>S.</sup> Northwest Highway, Barrington, Illinois 60010

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## EXHIBIT B

### PERMITTED ENCUMBRANCES

215-217 Old Northwest Highway, Barrington, Illinois 60010:

1. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
3. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
4. TAXES TO THE EXTENT NOT YET DUE AND PAYABLE.  
  
PERMANENT INDEX NUMBER(S): 01-01-202-014-0000, 01-01-202-015-0000, 01-01-202-016-0000, 01-01-202-017-0000, 01-01-202-018-0000, 01-01-202-019-0000.
5. ENCROACHMENT OF THE FENCE ONTO THE SUBJECT PREMISES BY A MAXIMUM OF 48 FEET AS SHOWN ON A SURVEY PREPARED BY JENS K. DOE DATE APRIL 9, 2004 AS ORDER NO. 04-659.
6. ENCROACHMENT OF THE BLACKTOP ONTO THE PROPERTY WESTERLY AND ADJOINING BY AN UNDISCLOSED AMOUNT AS SHOWN ON A SURVEY PREPARED BY JENS K. DOE DATED APRIL 9, 2004 AS ORDER NO. 04-659.
7. MORTGAGE DATED MAY 29, 2008 AND RECORDED JUNE 5, 2008 AS DOCUMENT NO. 0815735307, MADE BY K & K HOLDINGS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, TO INLAND BANK AND TRUST, TO SECURE A NOTE FOR \$10,896,000.00, NOT EXCEEDING \$1,120,000.00.
8. ASSIGNMENT OF RENTS RECORDED JUNE 5, 2008 AS DOCUMENT NO. 0815735309 MADE BY K & K HOLDINGS TO INLAND BANK AND TRUST.
9. THE EXISTING UNRECORDED LEASES DESCRIBED ON THE RENT ROLL ATTACHED HERETO AS EXHIBIT B-1, AND ALL RIGHTS THEREUNDER OF THE LESSEES.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: July 6, 2015

Signature:

Devin G. Iwinski

Grantor or agent

Subscribed and sworn to before me  
this 6 day of July, 2015

Notary Public Sharon A. Carrara



The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: July 6, 2015

Signature:

Devin G. Iwinski

Grantee or agent

Subscribed and sworn to before me  
this 6 day of July, 2015

Notary Public Sharon A. Carrara



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class A misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, IL if exempt under provisions of Section 4 of Ill. Real Estate Transfer Tax Act.]  
4836-5465-6268.1