

UNOFFICIAL COPY

PREPARED BY:

Colven, Tran & Meredith, P.C.
5420 LBJ Freeway, Suite 300
Dallas, Texas 75240



Doc#: 1535645060 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/22/2015 12:50 PM Pg: 1 of 8

WHEN RECORDED MAIL THIS DEED:

CHICAGO TITLE INSURANCE
2828 Routh Street
Suite 800
Dallas, Texas 75201
Attn: Donna Gullede

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

STATE OF ILLINOIS

COUNTY OF COOK

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

THAT **SUPREME BRIGHT PORTFOLIO II, LLC**, a Texas limited liability company having an address at 700 State Highway 121, Suite 175, Lewisville, Texas 75067 (hereinafter referred to as "**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by **AH LODGING, LLC**, an Illinois limited liability company (hereinafter referred to as "**Grantee**"), whose mailing address is whose mailing address is c/o Laljibhai B. Patel at 230 Harmony Lane, Elk Grove Village, Illinois 60007-4016, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee, all of the real property described on Exhibit A attached hereto and made a part hereof for all purposes (hereinafter referred to as the "**Land**") and all buildings and improvements located thereon, together with all and singular, Grantor's right, title and interest, if any, in and to adjacent streets, roads, alleys, rights-of-way, strips and gores, easements, rights of ingress and egress, tenements, hereditaments and appurtenances on the Land or in anywise appertaining thereto (the foregoing, together with the Land, being hereinafter collectively referred to as the "**Property**").

This conveyance is made and accepted subject to the matters set forth on Exhibit B attached hereto and made a part hereof for all purposes, to the extent, and only to the extent, such matters are now in force, valid, and affect title to the Property (but reference to same shall not operate to re-impose same), and further subject to all standby fees, ad valorem taxes and assessments for the current year and subsequent years, the payment of which Grantee assumes (hereinafter referred to as the "**Permitted Exceptions**").

This Special Warranty Deed is being executed and delivered by Grantor pursuant to that certain Contract of Sale dated as of November 9, 2015 (as amended, modified and/or supplemented from time to time, the "**Purchase Agreement**") among Grantor as seller and

SC 89 79 307-1 2023

UNOFFICIAL COPY

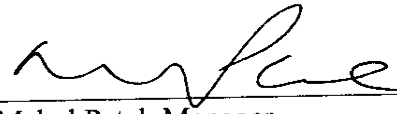
Grantee as buyer. Recourse against Grantor with respect to the representations, warranties and covenants of Grantor hereunder are subject to the provisions and limitations set forth in the Purchase Agreement.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself and its legal representatives, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor on the date of the acknowledgement set forth below, to be effective as of the 17th day of December, 2015.

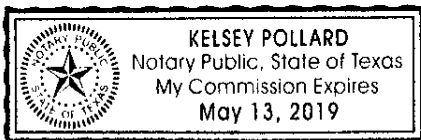
SUPREME BRIGHT PORTFOLIO II, LLC,
a Texas limited liability company

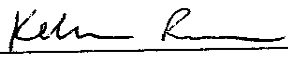
By: NewcrestImage Holdings, LLC,
a Delaware limited liability company,
Managing Member

By: 
Mehul Patel, Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on December 16, 2015, by Mehul Patel, Manager of NewcrestImage Holdings, LLC, a Delaware limited liability company, Managing Member of Supreme Bright Portfolio II, LLC, a Texas limited liability company, on behalf of said limited liability company.




Notary Public, State of Texas

Kelsey Pollard
Notary's Printed Name

UNOFFICIAL COPY

EXHIBIT "A"

DESCRIPTION OF LAND

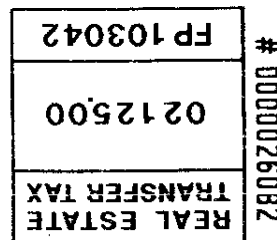
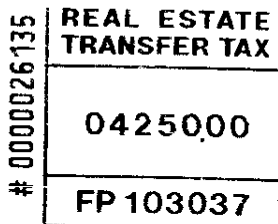
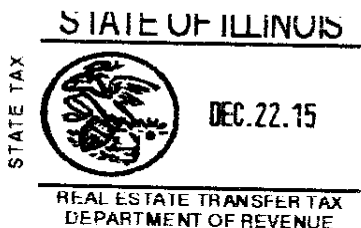
PARCEL 1:

THAT PART OF LOT 1 IN BILL KNAPP'S RESUBDIVISION, A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12 IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BILL KNAPP'S RESUBDIVISION RECORDED JULY 12, 1983 AS DOCUMENT NO. 26683318, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, 148.0 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 25.00 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 52.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT 1, 141.16 FEET TO AN INTERSECTION WITH A LINE 30.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1; THENCE WESTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE, 66.26 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 30.00 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 1; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 152.00 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 11.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1, 197.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT NO. 9; BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED SEPTEMBER 24, 1976 AS DOCUMENT 23650671 IN THE OFFICE OF THE RECORDER OF DEEDS, IN COOK COUNTY, ILLINOIS.



UNOFFICIAL COPY

EXHIBIT "A"

DESCRIPTION OF LAND - CONTINUED

PARCEL 3:

COMMON ACCESS AND CROSS-PARKING EASEMENT FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 AS CREATED BY INSTRUMENT DATED MAY 29, 1987 AND RECORDED APRIL 19, 1988 AS DOCUMENT 88160821 MADE BY AND BETWEEN LA QUINTA MOTOR INNS, INC., A TEXAS CORPORATION AND BILL KNAPP'S PROPERTIES, INC., A MICHIGAN CORPORATION, IN, TO, OVER, ACROSS AND THROUGH THE COMMON AREAS CONSISTING OF THE DRIVEWAYS, ENTRANCES, EXITS, PARKING AND DRIVEWAY AREAS THROUGH THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOT 1 IN BILL KNAPP'S RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12, IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BILL KNAPP'S RESUBDIVISION RECORDED JULY 12, 1983, AS DOCUMENT NO. 26683318, WITH EXCEPTION TO THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, 148.00 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 25.00 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 52.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT 1, 141.16 FEET TO AN INTERSECTION WITH A LINE 30.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1; THENCE WESTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE, 66.26 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE 30.00 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 1, 152.00 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 11.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1, 197.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS FOR INGRESS AND EGRESS BY PEDESTRIAN AND VEHICULAR TRAFFIC.

UNOFFICIAL COPY

EXHIBIT "A"

DESCRIPTION OF LAND - CONTINUED

BUT LIMITING PARKING TO THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF LOT 1 IN BILL KNAPP'S RESUBDIVISION, A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12 IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BILL KNAPP'S RESUBDIVISION RECORDED JULY 12, 1983 AS DOCUMENT NO. 26683318, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, 148.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, 14.00 FEET; THENCE NORTHERLY 171.94 FEET AS MEASURED AT RIGHT ANGLES; THENCE SOUTH 84 DEGREES 57 MINUTES, 59 SECONDS EAST 66.26 FEET TO A POINT; THENCE SOUTH 0 DEGREES 00 MINUTES, 00 SECONDS EAST 141.15 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 52.00 FEET TO A POINT; THENCE SOUTH 0 DEGREES, 00 MINUTES, 00 SECONDS EAST 25.00 FEET TO THE TRUE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. AS SHOWN IN MODIFICATION AGREEMENT RECORDED SEPTEMBER 25, 1989 AS DOCUMENT 89451627.

PIN Nos. 03-07-102-003-0000 and 03-07-102-015-0000.

Property Address: 1415 West Dundee Road, Arlington Heights, Illinois. 60004

MAIL TAX BILLS TO:

AH LODGING, LLC

1415 W DUNDEE RD

ARLINGTON HEIGHTS, IL 60004

UNOFFICIAL COPY

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Standby fees, taxes and assessments by any taxing authority for the 2015 tax year, and subsequent years not yet due and payable.
2. ORDER ESTABLISHING FREEWAY AND ROUTE LOCATION DECISION, BOTH RECORDED AUGUST 29, 1962 AS DOCUMENTS 18576703 AND 18576704 RESPECTIVELY, PURPORTING TO GIVE NOTICE BY THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS, DIVISION OF HIGHWAYS, STATE OF ILLINOIS, OF THE INTENT OF SAID BODY TO ESTABLISH A FREEWAY ON, OVER, ACROSS OR CONTIGUOUS TO THE LAND IN A MANNER WHICH WILL PERMIT ACCESS BETWEEN SAID FREEWAY AND ABUTTING LANDS ONLY AT ENTRANCES PROVIDED FOR SAID PURPOSES.
3. RESTRICTIVE COVENANTS RECORDED SEPTEMBER 24, 1976 AND AS DOCUMENT 23650672 MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 13, 1964 KNOWN AS TRUST NUMBER 32798 PROVIDING THE OWNER SHALL INSTALL SIDEWALKS AND STREET LIGHTS AS REQUIRED BY THE VILLAGE OF ARLINGTON HEIGHTS. (PARCEL 1)
4. EASEMENTS, BUILDING LINES, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENTS RECORDED JULY 12, 1983 AS DOCUMENT 26683318 BEING A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12, BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1978 AS DOCUMENT 24533497, IN COOK COUNTY, ILLINOIS, INCLUDING, WITHOUT LIMITATION, THE FOLLOWING:
 - (A) RESERVATION AND GRANT OF A NON EXCLUSIVE ACCESS RIGHT TO THE VILLAGE OF ARLINGTON HEIGHTS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF MANHOLES, INLETS, CATCH BASINS, SANITARY LINES AND APPURTENANCES, STORM SEWER LINES AND APPURTENANCES, WATERMANS AND APPURTENANCES AND ALL OTHER EQUIPMENT AND APPURTENANCES NECESSARY FOR THE PURPOSE OF PROVIDING THE SUBDIVISION AND ADJOINING PROPERTY WITH SANITARY STORM AND WATER SERVICES OVER, UNDER AND UPON THE LAND AS SHOWN ON THE PLAT OF RESUBDIVISION;
 - (B) 50 FOOT BUILDING LINE AS SHOWN ON PLAT OF RESUBDIVISION OVER PART OF THE NORTH LINE OF LOT 1 (PARCEL 1);

UNOFFICIAL COPY

EXHIBIT "B"

PERMITTED EXCEPTIONS – CONTINUED

- (C) 20 FOOT PUBLIC UTILITIES, SEWER, AND DRAINAGE EASEMENT AS SHOWN ON PLAT OF RESUBDIVISION ON PLAT OF RESUBDIVISION OVER THE EAST 20 FEET OF LOT 1 (PARCEL 1);
- (D) 11 FOOT ADDITIONAL DRAINAGE EASEMENT SOUTH AND ADJOINING EASEMENT (PARCEL 2)
5. ONSITE UTILITY MAINTENANCE AGREEMENT RELATING TO SANITARY SEWERS, STORM SEWERS AND WATERMAINS MADE BY "THE OWNERS OF BILL KNAPP'S RESTAURANT" DATED JULY 28, 1983 AS DOCUMENT 26707494 (PARCEL 1).
 6. ONSITE UTILITY MAINTENANCE AGREEMENT RELATING TO SANITARY SEWERS, STORM SEWERS AND WATERMAINS MADE BY "THE OWNERS OF BILL KNAPP'S RESTAURANT" RECORDED FEBRUARY 22, 1985 AS DOCUMENT 27451208 (PARCEL 1).
 7. RESTRICTIVE COVENANT CONTAINED IN THE WARRANTY DEED FROM BILL KNAPP'S PROPERTIES, INC., A MICHIGAN CORPORATION, TO LA QUINTA MOTOR INNS, INC., A TEXAS CORPORATION, DATED MAY 27, 1987 AND RECORDED MAY 29, 1987 AS DOCUMENT 87289139 RESTRICTING THE LAND FROM USE AS A RESTAURANT, CAFETERIA OR SIMILAR FACILITY (PARCEL 1).
 8. UTILITY, DRAINAGE AND ACCESS EASEMENT OVER THE NORTH 32 FEET AND THE NORTHWESTERLY 32 FEET OF THE LAND ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 23650671 (PARCEL 2).
 9. BUILDING LINE AFFECTING THE NORTHERLY 50 FEET AS SHOWN ON THE PLAT OF SAID SUBDIVISION RESUBDIVISION RECORDED AS DOCUMENT 22024211 (PARCEL 2).
 10. RESTRICTIONS COVENANT RECORDED SEPTEMBER 24, 1976 AS DOCUMENT 23650672 MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 13, 1964 AND KNOWN AS TRUST NUMBER 32798 PROVIDING THAT OWNER SHALL INSTALL SIDEWALKS AND STREET LIGHTS AS REQUIRED BY THE VILLAGE OR ARLINGTON HEIGHTS (PARCEL 2).
 11. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED MARCH 9, 1977 AS DOCUMENT 23844485 (PARCEL 2).

UNOFFICIAL COPY

EXHIBIT "B"

PERMITTED EXCEPTIONS - CONTINUED

12. A 50 FOOT BUILDING LINE ALONG THE NORTH AND NORTHWESTERLY LOT LINES, AS DISCLOSED BY EDWARD J. MALLOY AND ASSOCIATES SURVEY, ORDER NUMBER 862350 DATED MARCH 10, 1987, LAST REVISED APRIL 10, 1987 (PARCEL 2).
13. DECLARATION OF RESTRICTION MADE BY LA QUINTA MOTOR INNS, INC., DATED MAY 29, 1987 AND RECORDED APRIL 19, 1988 AS DOCUMENT 88160823 RELATING TO: NO PART OF LAND SHALL BE DEVELOPED AND USED AS A RESTAURANT, CAFETERIA OR OTHER SIMILAR FACILITY, AND ALL COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED THEREIN.
14. COMMON ACCESS AND CROSS PARKING EASEMENT IN, TO, OVER, ACROSS AND THROUGH THE COMMON AREAS CONSISTING OF THE DRIVEWAY, ENTRANCES, EXISTS AND PARKING AND DRIVEWAY AREAS THROUGH PARCEL 1 AND PARCEL 2 FOR INGRESS AND EGRESS BY PEDESTRIAN AND VEHICULAR TRAFFIC MADE BY AND BETWEEN LAQUINTA MOTOR INNS, INC., AND BILL KNAPP'S PROPERTIES, INC RECORDED APRIL 19, 1988 AS DOCUMENT 88160821 AND MODIFICATION OF COMMON-ACCESS AND CROSS-EASEMENT AGREEMENT RECORDED SEPTEMBER 25, 1989 AS DOCUMENT 89451627 (PARCELS 1 AND 2)
15. TERMS, PROVISIONS, CONDITIONS AND RIGHTS OF ADJOINING OWNER OR OWNERS RELATING TO AND EASEMENT DESCRIBED AS PARCEL 3 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT (PARCELS 1 AND 2).
16. EASEMENT RECORDED JUNE 22, 1989 AS DOCUMENT 89286146 IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, AND THE TERMS AND PROVISIONS CONTAINED THEREIN (PARCELS 1 AND 2).