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SPECIAL WARRANTY DEED (ILLINOIS)

Doc#: 1607142049 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/11/2016 11:24 AM Pg: 1 of 6

8979975-Tms (2016)

THIS INSTRUMENT, made this 20 day of February, 2016, between Lionex Chicago LLC, an Illinois limited liability company, WynCardozo LLC, an Illinois limited liability company, and GT Galilee LLC, an Illinois limited liability company (collectively, "Grantors"), party of the first part, Glenview Investors-Hotel, LLC, a Delaware limited liability company, party of the second part ("Grantee"), WITNESSETH, that the Grantors, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the Grantors, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns, FOREVER.

And the Grantors, for themselves, and their successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it 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 the Grantors will WARRANT and DEFEND the said Premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantors, subject to those matters listed on EXHIBIT "B" attached hereto and made a part hereof.

PIN: 04-32-100-020-0000
04-32-100-021-0000
04-32-100-022-0000

ADDRESS OF PREMISES: 1400 N. Milwaukee Ave., Glenview, Illinois 60025

[SIGNATURES ON FOLLOWING PAGE]

Box 400

[Signature]

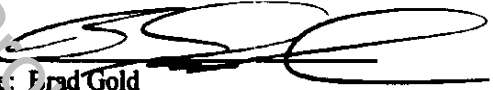
S Y
P 6
S N
SC Y
INT AB



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IN WITNESS WHEREOF, said Grantors have caused their names to be signed to this Special Warranty Deed the day and year first above written.

LIONEX CHICAGO LLC, an Illinois limited liability company

By: Lions Pride Trust u/a/d 9/30/09
Its: Sole Member

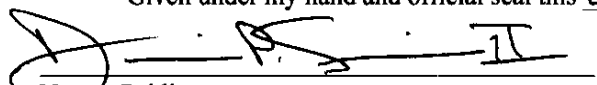
By: 
Name: Brad Gold
Title: Not personally but solely as
Trustee of the aforesaid Trust

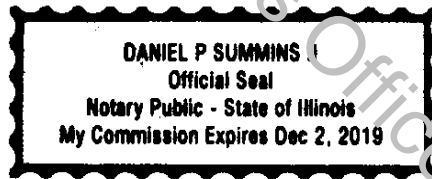
REAL ESTATE TRANSFER TAX		29-Feb-2016
		COUNTY: 7,500.00
		ILLINOIS: 15,000.00
		TOTAL: 22,500.00
04-32-100-020-0000 20160201672797 0-290-077-248		

State of Illinois)
)ss
County of Cook)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Brad Gold, not personally but solely as Trustee of the Lions Pride Trust u/a/d 9/30/09, the sole member of Lionex Chicago LLC, an Illinois limited liability company, personally known to me to be the same person whose name has subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 24th day of February, 2016.


Notary Public
My commission expires: 12/2/2019



[SIGNATURES CONTINUED ON FOLLOWING PAGE]

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WYNCARDOZO LLC, an Illinois limited liability company

By: SK Descendants Trust u/a/d 9/30/09
Its: Sole Member

By: *Susan Karkomi*
Name: Susan Karkomi
Title: Not personally but solely as
Trustee of the aforesaid Trust

State of Illinois)
) s3
County of Cook)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Susan Karkomi, not personally but solely as Trustee of the SK Descendants Trust u/a/d 9/30/09, the sole member of WynCardozo LLC, an Illinois limited liability company, personally known to me to be the same person whose name has subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 21 day of February, 2016.

Danielle Gran
Notary Public
My commission expires: 9/20/2017



[SIGNATURES CONTINUED ON FOLLOWING PAGE]

Property of Cook County Clerk's Office

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GT GALILEE LLC, an Illinois limited liability company

By: The Golan Trust dated July 31, 2002
Its: Sole Member

By: [Signature]
Name: Daniel Bronson
Title: Not personally but solely as Trustee of the aforesaid Trust

State of Illinois)
) ss
County of Cook)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Daniel Bronson, not personally but solely as Trustee of The Golan Trust dated July 31, 2002, the sole member of GT Galilee LLC, an Illinois limited liability company, personally known to me to be the same person whose name has subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of February, 2016.

[Signature]
Notary Public
My commission expires: _____



INSTRUMENT PREPARED BY:
Jason L. LaBella, Esq.
Bronson & Kahn LLC
150 North Wacker Drive, 14th Floor
Chicago, Illinois 60606

MAIL RECORDED DEED TO:
Glenview Investors-Hotel, LLC
c/o: Alliance Hospitality Management
215 N. Boylan Avenue
Raleigh, NC 27603

SEND SUBSEQUENT TAX BILLS TO:
Glenview Investors-Hotel, LLC
c/o: Alliance Hospitality Management
215 N. Boylan Avenue
Raleigh, NC 27603

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EXHIBIT "A" to SPECIAL WARRANTY DEED

LOT 1 IN PARK CENTRAL SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE ILLINOIS STATE TOLL HIGHWAY AND SOUTHWESTERLY OF MILWAUKEE AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14, 1986 AS DOCUMENT 86017692 IN COOK COUNTY, ILLINOIS.

(EXCEPT THE SOUTH 40 FEET OF LOT 1 (AS MEASURED ALONG THE WEST LINE THEREOF) IN PARK CENTRAL SUBDIVISION; BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 32, ALL IN TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 1, 1986 AS DOCUMENT 86017692, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:

THAT PART OF LOT 1 IN PARK CENTRAL SUBDIVISION; BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 32, ALL IN TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 1, 1986 AS DOCUMENT 86017692, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 86 DEGREES 49 MINUTES 10 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 283.05 FEET; THENCE NORTH 52 DEGREES 15 MINUTES 16 SECONDS EAST, ALONG A SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 61.06 FEET; THENCE NORTH 86 DEGREES 49 MINUTES 10 SECONDS WEST, PARALLEL WITH AND 40 FEET NORTHERLY OF (AS MEASURED PERPENDICULAR TO) THE SOUTH LINE OF SAID LOT 1, TO THE WEST LINE THEREOF; THENCE SOUTH 03 DEGREES 09 MINUTES 53 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.)

PIN: 04-32-100-020-0000
04-32-100-021-0000
04-32-100-022-0000

ADDRESS OF PREMISES: 1400 N. Milwaukee Ave., Glenview, Illinois 60025

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EXHIBIT "B" to SPECIAL WARRANTY DEED

1. GENERAL REAL ESTATE TAXES FOR THE YEARS 2015 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.
2. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
3. EASEMENT IN, UPON, UNDER, OVER, AND ALONG THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE OF THE LAND TO CONSTRUCT, OPERATE, MAINTAIN, REPLACE AND REMOVE AN UNDERGROUND COMMUNICATION SYSTEM OF SUCH CABLES, WIRES, CONDUITS, MANHOLES, SURFACE TESTING-TERMINALS, MARKERS AND ASSOCIATED EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE SERVICE, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND CENTRAL TELEPHONE COMPANY OF ILLINOIS AND RECORDED MAY 31, 1972 AS DOCUMENT 21920604 AND AS SHOWN ON SURVEY BY ASM CONSULTANTS, INC., NUMBER 585-002D, DATED JANUARY 11, 2007.
4. TERMS, PROVISIONS, COVENANTS AND CONDITIONS IN CONSERVATION COVENANT DATED FEBRUARY 12, 1987 AND RECORDED FEBRUARY 19, 1987 AS DOCUMENT 87099414 MADE BY CHICAGO TITLE AND TRUST COMPANY, CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1987 AND KNOWN AS TRUST NUMBER 1089472, OWNER, AND THE GLENVIEW PARK DISTRICT, COOK COUNTY, ILLINOIS, A MUNICIPAL CORPORATION OF ILLINOIS.
5. DECLARATION OF PROTECTIVE COVENANTS DATED FEBRUARY 12, 1987 AND RECORDED FEBRUARY 19, 1987 AS DOCUMENT 87099411 MADE BY ZENITH ELECTRONICS CORPORATION, A CORPORATION OF DELAWARE, AND CHICAGO TITLE AND TRUST COMPANY, CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1987 AND KNOWN AS TRUST NUMBER 1089472, RELATING TO CONSTRUCTION, OPEN SPACE, USE AND CONSERVATION.
6. SURVEY MATTERS AS SHOWN ON SURVEY BY: R.E. ALLEN AND ASSOCIATES, LTD. DATED DECEMBER 14, 2015.
 - (A) BUS SHELTER LOCATED ON THE NORTHEASTERLY LINE OF THE LAND;
 - (B) DETENTION PONDS 1 AND 2 LOCATED ON THE NORTHERLY AND SOUTHERLY PORTIONS OF THE LAND.
7. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, FOR MAINTENANCE THEREIN OF WATER VALVE VAULTS, SANITARY MANHOLES AND STORM MANHOLES, LIGHT POLES, , UTILITY POLE, ELECTRIC BOX, AND SATELLITE DISHES AS SHOWN ON THE SURVEY PREPARED BY R.E.ALLEN AND ASSOCIATES, LTD. DATED DECEMBER 14, 2015.