

# UNOFFICIAL COPY



Doc# 1635722023 Fee \$48.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/22/2016 10:29 AM PG: 1 OF 6

Common Address:  
1818 Maple Avenue  
Evanston, IL

Permanent Index Number:  
11-18-117-005-0000  
Lot 5

First American Title Ins. Co.  
National Commercial Ser/ices  
420 S. Orange Ave, Suite 150  
Orlando, FL 32801  
NCS File No. 753647 IL

## SPECIAL WARRANTY DEED

THE GRANTOR, EVANSTON HOTEL ASSOCIATES, LLC, a Delaware limited liability company whose address is c/o Xenia Hotels & Resorts, Inc., 200 South Orange Avenue, Suite 2700, Orlando, Florida 32801 ("Grantor"), for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, hereby GRANTS, BARGAINS, CONVEYS AND SELLS to MHF EVANSTON V LLC, Delaware limited liability company ("Grantee"), all of Grantor's right, title, and interest in and to the following described real estate situated in the County of Cook, in the State of Illinois, *to-wit*:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

**TO HAVE AND TO HOLD** said real estate together with all privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to said Grantee, its successors and assigns, forever, subject to taxes and assessments for the year 2016 and each year thereafter, not yet due and payable, and the (covenants, conditions, restrictions and easements of record, public and utility easements of record, zoning and building laws, codes and ordinances, and all applicable laws set forth on the attached **Exhibit B** (the "Permitted Encumbrances"). Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but none other, subject to the Permitted Encumbrances.

[signature page follows]

**CITY OF EVANSTON 031154**

**PAID**  
Real Estate Transfer Tax  
City Clerk's Office

12/21/2016

AMOUNT \$ 115,650<sup>00</sup>

Agent

REAL ESTATE TRANSFER TAX

21-Dec-2016



COUNTY: 11,565.00  
ILLINOIS: 23,130.00  
TOTAL: 34,695.00

11-18-117-005-0000

20161201694923 | 1-819-719-872

Evanston  
{K0657957.1}  
0020600\173115\3255684v6

CCRD REVIEWER



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## EXHIBIT A

### Legal Description

#### PARCEL 1:

LOT 5 IN CHURCH MAPLE RESUBDIVISION, BEING A RESUBDIVISION OF PART OF DEMPSTER'S SUBDIVISION OF BLOCK 66 OF THE VILLAGE OF EVANSTON, COOK COUNTY, ILLINOIS; PART OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY (FORMERLY CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD RIGHT OF WAY); PART OF BLOCK 18 IN THE VILLAGE OF EVANSTON; ALL OF BLOCKS 2 AND 3 IN CIRCUIT COURT SUBDIVISION IN PARTITION OF LOT 22 IN THE COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS; AND PART OF VACATED CLARK STREET AND EAST RAILROAD AVENUE; BEING IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF EVANSTON, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1999 AS DOCUMENT 99528041, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED JUNE 5, 2000 AND RECORDED JUNE 13, 2000 AS DOCUMENT 00432325 FROM THE CITY OF EVANSTON, ILLINOIS TO EVANSTON HOTEL ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY FOR THE FOLLOWING DESCRIBED EASEMENTS MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF: (I) AN EASEMENT FOR PEDESTRIAN ACCESS, INGRESS AND EGRESS OVER AND ACROSS A PORTION OF THE CITY PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED TO SAID INSTRUMENT, (II) AN EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS OVER AND ACROSS A PORTION OF THE CITY PROPERTY DESCRIBED ON EXHIBIT "B" ATTACHED TO SAID INSTRUMENT, (III) AN EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS OVER AND ACROSS A PORTION OF THE CITY PROPERTY DESCRIBED ON EXHIBIT "C" ATTACHED TO SAID INSTRUMENT, (IV) AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF A PORTE COCHERE OVERHANG OVER AND ABOVE A PORTION OF THE CITY PROPERTY DESCRIPTION ON EXHIBIT "D" ATTACHED TO SAID INSTRUMENT OVER THE PORTIONS OF LAND DESCRIBED IN SAID INSTRUMENT.

#### PARCEL 3:

A LEASEHOLD ESTATE IN AND TO THE FOLLOWING DESCRIBED PROPERTY BY VIRTUE OF THAT CERTAIN AMENDED AND RESTATED HOTEL PARKING LEASE DATED JANUARY 26, 2000, BY AND BETWEEN THE CITY OF EVANSTON (LANDLORD) AND AHC EVANSTON LLC (TENANT), AS ASSIGNED TO EVANSTON HOTEL ASSOCIATES, LLC, AS EVIDENCE BY MEMORANDUM OF AMENDED AND RESTATED HOTEL PARKING LEASE, RECORDED JUNE 13, 2000, AS DOCUMENT NO. 00432327, COOK COUNTY, ILLINOIS:

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LOT 4 OF THE CHURCH MAPLE RESUBDIVISION BEING A RESUBDIVISION OF PART OF DEMPSTER'S SUBDIVISION OF BLOCK 66 OF THE VILLAGE OF EVANSTON, COOK COUNTY, ILLINOIS; PART OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY (FORMERLY CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD RIGHT OF WAY); PART OF BLOCK 18 IN THE VILLAGE OF EVANSTON; ALL OF BLOCKS 2 AND 3 IN CIRCUIT COURT SUBDIVISION IN PARTITION OF LOT 22 IN THE COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS; AND PART OF VACATED CLARK STREET AND EAST RAILROAD AVENUE; BEING IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS.

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## EXHIBIT B

### Permitted Encumbrances

1. Terms, conditions and provisions of Ordinance No. 41-O-99 entitled An Ordinance Granting a Special Use for a Planned Development in the Research Park Zoning District ("Church Street Plaza") recorded August 8, 2000 as Document No. 00604154.
2. Obligations set forth in Easement Agreement dated June 5, 2000, recorded June 13, 2000 as Document No. 00432325.
3. Obligations arising under that certain Amended and Restated Hotel Parking Lease dated January 26, 2000, as evidenced by Memorandum of Amended and Restated Hotel Parking Lease, recorded June 13, 2000 as Document No. 00432327.
4. Matters shown on Survey prepared by Landco, L.P., dated October 5, 2016, last revised December 14, 2015, under Job No. 16-7021.

# UNOFFICIAL COPY PLAT ACT AFFIDAVIT

STATE OF FLORIDA            )  
                                                  )SS.  
COUNTY OF ORANGE        )

Philip A. Wade being duly sworn on oath, states that his address is in care of Xenia Hotels & Resorts, Inc., 200 South Orange Avenue, Suite 2700, Orlando, Florida 32801. 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.**

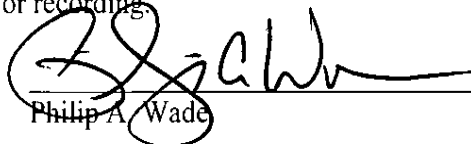
OR

~~Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:~~

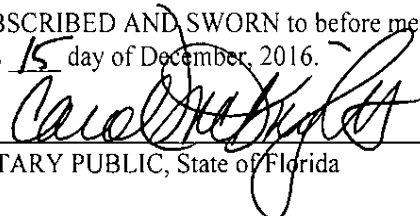
1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The 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.

  
Philip A. Wade

SUBSCRIBED AND SWORN to before me  
This 15 day of December, 2016.

  
NOTARY PUBLIC, State of Florida

