

UNOFFICIAL COPY



Doc# 1706816100 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/09/2017 02:48 PM PG: 1 OF 6

THIS INSTRUMENT WAS PREPARED BY:

Beth M. Eckel, Esq.
Shumaker, Loop & Kendrick, LLP
1000 Jackson Street
Toledo, Ohio 43604-5573

AFTER RECORDING RETURN TO:

*Chicago Title Ins. Co.
Attn: Neal Miranda
711 Third Ave
New York, NY 10022*

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 8th day of March, 2017, between **HCRI ILLINOIS PROPERTIES, LLC**, a Delaware limited liability company ("Grantor"), having an address of c/o Welltower Inc., 4500 Dorr Street, Toledo, Ohio 43615, and **PRE BROOK SH AUTUMN GREEN AT WRIGHT CAMPUS LLC**, a Delaware limited liability company ("Grantee"), having an address of c/o Blackstone Real Estate Advisors LLC, 345 Park Avenue, New York, New York 10154.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to Grantor paid by Grantee, the receipt of which is hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantee, and its successors and assigns forever, (i) all of that certain tract or parcel of land located in Cook County, Illinois and legally described on Exhibit A attached hereto, together with all improvements thereon and rights and appurtenances with respect thereto, including but not limited to all rights of way, tenements, hereditaments, easements, minerals and mineral rights, water and water rights, utility capacity and appurtenances, if any, in any way belonging or

CTI 10F5 898 3501 CSTAS60

UNOFFICIAL COPY

appertaining to the land and the improvements and (ii) all of Grantor's right, title and interest in and to all adjoining streets, alleys, private roads, parking areas, curbs, curb cuts, sidewalks, landscaping, signage, sewers and public ways and rights and interests relating thereto (the "Property").


This conveyance is made subject to all rights-of-way, encumbrances, liens, covenants, conditions and all other matters that may appear of record and all matters that a current, accurate survey of the Property or physical inspection of the property would disclose (collectively, the "Permitted Encumbrances").



TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and it is agreed that Grantor and Grantor's successors and assigns are hereby bound to warrant and forever defend, all and singular, the Property, unto Grantee and Grantee's successors and assigns against every person whomsoever claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise, except for claims arising under and by virtue of the Permitted Encumbrances.

Permanent Real Estate Number 13-18-409-085-0000

Property Address: 4239 North Oak Park Avenue, Chicago, Cook County, Illinois 60634

[Remainder of Page Left Intentionally Blank; Signature Page Follows]

REAL ESTATE TRANSFER TAX		09-Mar-2017
	CHICAGO:	172,537.50
	CTA:	69,015.00
	TOTAL:	241,552.50 *
.13-18-409-085-0000 20170301620863 0-260-885-184		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		09-Mar-2017
 	COUNTY:	11,502.50
	ILLINOIS:	23,005.00
	TOTAL:	34,507.50
13-18-409-085-0000 20170301620863 1-789-930-688		

UNOFFICIAL COPY

EXECUTED as of the 8th day of ~~February~~ MARCH, 2017.

GRANTOR:

HCRI ILLINOIS PROPERTIES, LLC,
a Delaware limited liability company

By: *Justin R. Skiver*
Justin R. Skiver, Authorized Signatory

STATE OF OHIO)
) ss:

COUNTY OF LUCAS)

On 02/ 13 /17, before me, the undersigned officer, personally appeared Justin R. Skiver, personally known and acknowledged himself to me (or proved to me on the basis of satisfactory evidence) to be the authorized signatory of the foregoing executing entity (the "Entity") and that as such officer, being duly sworn, and being authorized to do so pursuant to its bylaws or a resolution of its board of directors, executed, subscribed and acknowledged the due execution of the foregoing instrument for the purposes therein contained, by signing the name of the Entity by himself in his authorized capacity as such officer as his free and voluntary act and deed and the free and voluntary act and deed of the Entity.

* Witness my hand and official seal

Robin Radde
Notary Public
My Commission Expires: April 1, 2018



ROBIN RADDE
NOTARY PUBLIC
STATE OF OHIO

My Comm. Expires April 1, 20 18

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTH FRACTIONAL HALF OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE INDIAN BOUNDARY LINE, BEING ALSO THE SOUTHEASTERLY LINE OF WEST FOREST PRESERVE DRIVE, WITH THE EAST LINE OF NORTH OAK PARK AVENUE, AS SHOWN ON THE PLAT OF SURVEY RECORDED JANUARY 11, 1935 AS DOCUMENT 11544080; THENCE NORTH 58 DEGREES 38 MINUTES 11 SECONDS EAST ALONG SAID INDIAN BOUNDARY LINE, 316.77 FEET; THENCE SOUTH 31 DEGREES 21 MINUTES 49 SECONDS EAST 45.43 FEET; THENCE SOUTHERLY 24.65 FEET ALONG AN ARC OF A CIRCLE CONVEX EASTERLY WITH A RADIUS OF 52.50 FEET AND WHOSE CHORD BEARS SOUTH 17 DEGREES 54 MINUTES 43 SECONDS WEST A DISTANCE OF 24.43 FEET; THENCE SOUTH 04 DEGREES 27 MINUTES 38 SECONDS EAST 18.40 FEET; THENCE SOUTH 31 DEGREES 21 MINUTES 49 SECONDS EAST 373.66 FEET; THENCE SOUTH 66 DEGREES 00 MINUTES 33 SECONDS WEST 338.13 FEET; THENCE SOUTH 26 DEGREES 07 MINUTES 04 SECONDS WEST 311.80 FEET TO THE EAST LINE OF SAID NORTH OAK PARK AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE OF NORTH OAK PARK AVENUE, BEING A CURVED LINE CONVEX WESTERLY AND HAVING A RADIUS OF 2,337.50 FEET, AN ARC DISTANCE OF 588.00 FEET TO A POINT OF TANGENCY IN SAID LINE (THE CHORD OF SAID ARC BEARS NORTH 05 DEGREES 29 MINUTES 38 SECONDS WEST, 586.45 FEET); THENCE NORTH 01 DEGREE 42 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID NORTH OAK PARK AVENUE, BEING A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 72.56 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PART LYING WESTERLY OF THE FOLLOWING DESCRIBED LINES, BEGINNING AT A POINT ON THE INDIAN BOUNDARY LINE 270.01 FEET NORTH 58 DEGREES 38 MINUTES 11 SECONDS EAST OF THE EAST LINE OF OAK PARK AVENUE; THENCE SOUTH 31 DEGREES 58 MINUTES 10 SECONDS EAST 109.77 FEET; THENCE SOUTHERLY 2.85 FEET ALONG AN ARC OF A CIRCLE CONVEX EASTERLY WITH A RADIUS OF 2.70 FEET AND WHOSE CHORD BEARS SOUTH 01 DEGREE 45 MINUTES 42 SECONDS EAST A DISTANCE OF 2.72 FEET; THENCE SOUTHWESTERLY 21.87 FEET ALONG AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY WITH A RADIUS OF 41.50 FEET AND WHOSE CHORD BEARS SOUTH 43 DEGREES 32 MINUTES 30 SECONDS WEST A DISTANCE OF 21.61 FEET; THENCE SOUTH 58 DEGREES 38 MINUTES 50 SECONDS WEST 168.77 FEET; THENCE SOUTHWESTERLY 35.80 FEET ALONG AN ARC OF A CIRCLE CONVEX NORTHWESTERLY WITH A RADIUS OF 34.00 FEET AND WHOSE CHORD BEARS SOUTH 28 DEGREES 28 MINUTES 07 SECONDS WEST A DISTANCE OF 34.17 FEET; THENCE SOUTH 01 DEGREES 41 MINUTES 57 SECONDS EAST 159.89 FEET; THENCE

UNOFFICIAL COPY

SOUTHWESTERLY 9.30 FEET ALONG AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY WITH A RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS SOUTH 08 DEGREES 57 MINUTES 24 SECONDS WEST A DISTANCE OF 9.25 FEET; THENCE SOUTHWESTERLY 21.49 FEET ALONG AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY WITH A RADIUS OF 49.50 FEET AND WHOSE CHORD BEARS SOUTH 32 DEGREES 02 MINUTES 56 SECONDS WEST A DISTANCE OF 21.32 FEET; THENCE SOUTH 48 DEGREES 16 MINUTES 12 SECONDS WEST 43.89 FEET; THENCE SOUTHWESTERLY 14.87 FEET ALONG AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY WITH A RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS SOUTH 69 DEGREES 05 MINUTES 37 SECONDS WEST A DISTANCE OF 14.65 FEET; THENCE SOUTH 86 DEGREES 07 MINUTES 57 SECONDS WEST 56.03 FEET TO THE EAST LINE OF NORTH OAK PARK AVENUE) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT APPURTENANT FOR PARKING AND INGRESS AND EGRESS AS CREATED BY EASEMENT, COVENANTS AND RESTRICTIONS AGREEMENT RECORDED SEPTEMBER 21, 2007 AS DOCUMENT NUMBER 0726416069 BETWEEN AUTUMN GREEN AT WRIGHT CAMPUS CONDOMINIUM INVESTORS LLC, AND SL WRIGHT CAMPUS, LLC OVER THE PROPERTY DESCRIBED THEREIN.

PARCEL 3:

NON-EXCLUSIVE EASEMENT APPURTENANT FOR VEHICULAR PARKING AND VEHICULAR AND PEDESTRIAN ACCESS CREATED BY GRANT OF EASEMENT DATED JUNE 27, 2005 AND RECORDED JUNE 29, 2005 AS DOCUMENT NUMBER 0518019166, BY AND BETWEEN NEW HORIZON CENTER FOR THE DEVELOPMENTALLY DISABLED, INC. AND SENIOR LIFESTYLE MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY OVER AND ACROSS THE PROPERTY DESCRIBED THEREIN.

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS
 COUNTY OF COOK } SS.

Justin Skiver, the Authorized Signatory of HCRI Illinois Properties, LLC, being duly sworn on oath, states that the principal office of the limited liability company is 4500 Dorr Street, Toledo, Ohio 43615-4040. ~~resides at~~ _____ . That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

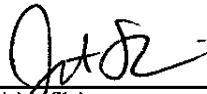
- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. 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.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

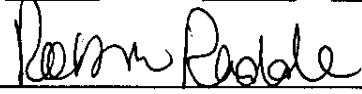
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



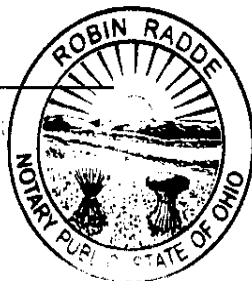
 Justin Skiver
 Authorized Signatory

SUBSCRIBED and SWORN to before me

this 20th day of February, 2017.



 Notary Public



ROBIN RADDE
 NOTARY PUBLIC
 STATE OF OHIO

IL-687