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SPECIAL WARRANTY DEED

UPON RECORDING MAIL TO:

Charles Mack
Mack Law Group
1363 Shermer Road, Suite 210
Northbrook Illinois 60062

NAME & ADDRESS OF TAXPAYERS:

Lewisville Hotel Partners, LLC
1823 Arbiter Court
Naperville, IL 60563

Doc#: 1725549029 Fee: \$62.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/12/2017 09:52 AM Pg: 1 of 8

Dec ID 20170901620411
ST/CO Stamp 1-398-221-760 ST Tax \$1,000.00 CO Tax \$500.00

FOR RECORDER'S USE ONLY

GRANTOR, LANSING TOWER, LLC, an Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to GRANTEE, LEWISVILLE HOTEL PARTNERS, LLC, a Texas limited liability company, whose address is 1823 Arbiter Court, Naperville, IL 60563, the following described property situated in the Village of Lansing, County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT "A."

COMMONLY KNOWN AS: 17130 Torrence Avenue, Lansing, IL 60438

PERMANENT INDEX NUMBERS: 29-25-201-044-0000 (affects part of Parcel 2);
29-25-201-047-0000 (affects part of Parcel 2 and other property); 29-25-201-048-0000 (affects part of Parcel 1 and part of Parcel 2)

TO HAVE AND TO HOLD said premises, together with all and singular rights and appurtenances there into in anywise belonging unto the Grantee and its successors and WARRANT AND FOREVER DEFEND all and singular said premises unto the Grantee, their successors and assigns against every person whomsoever lawfully claiming or claim the same or any part thereof, by, through or under the Grantor but otherwise subject to general real estate taxes for the years 2017 and subsequent years, covenants and restrictions of record matters of survey and all matters as set forth as permitted exceptions on Exhibit "B" attached hereto.

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.

LANSING TOWER, LLC, an Illinois limited liability company,

By: _____

Robert Charal
Its Manager

Date: August 18, 2017

17013919 WDF

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EXHIBIT "A"
Legal Description

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"A"

Order No.: 17013919WF

For APN/Parcel ID(s): 29-25-201-047-0000, 29-25-201-048-0000 (LOP) and 29-25-201-044-0000

PARCEL 1:

THAT PART OF LOTS 6 AND 7 IN OWNER'S SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 172ND STREET AND THE EAST LINE OF THE WEST 557.50 FEET OF LOT 7; THENCE NORTH 00 DEGREES 00 MINUTES 25 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 285.13 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 00 SECONDS EAST, A DISTANCE OF 360.38 FEET; THENCE SOUTH 70 DEGREES 19 MINUTES 36 SECONDS EAST A DISTANCE OF 96.82 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 00 SECONDS EAST, A DISTANCE OF 122.17 FEET; THENCE NORTH 77 DEGREES 02 MINUTES 27 SECONDS EAST, A DISTANCE OF 43.35 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 00 SECONDS EAST, A DISTANCE OF 102.03 FEET TO THE WEST RIGHT OF WAY LINE OF TORRENCE AVENUE; THENCE SOUTH 00 DEGREES 0 MINUTES 50 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 27.86 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 20 SECONDS WEST, A DISTANCE OF 315.01 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 50 SECONDS EAST, A DISTANCE OF 235.01 FEET TO THE NORTH RIGHT OF WAY LINE OF 172ND STREET PER DOCUMENT 25638088; THENCE NORTH 89 DEGREES 38 MINUTES 20 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 403.03 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF LOTS 6 AND 7 IN OWNER'S SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 172ND STREET AND THE EAST LINE OF THE WEST 557.50 FEET OF LOT 7; THENCE NORTH 00 DEGREES 00 MINUTES 25 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 285.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00 DEGREES 00 MINUTES 25 SECONDS WEST, A DISTANCE OF 343.18 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE ALONG SAID LINE, SOUTH 89 DEGREES 37 MINUTES 00 SECONDS EAST, A DISTANCE OF 314.11 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 50 SECONDS EAST, A DISTANCE OF 160.00 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 183.18 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 00 SECONDS WEST, A DISTANCE OF 292.88 FEET TO THE POINT OF BEGINNING. IN COOK COUNMTY, ILLINOIS

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EXHIBIT "B"
Permitted Exceptions on Title

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Exhibit B

Permitted Exceptions

1. Mortgage and security agreement dated December 1, 1985 and recorded December 20, 1985 as Document 85332882 made by LaSalle National Bank, a National Banking Association, as Trustee Under Trust Agreement dated December 12, 1985 known as Trust Number 110658 to the Village of Lansing, Illinois, to secure a note for \$4,300,000.00.
2. The interest of the Village of Lansing, Illinois in the Mortgage and Security Agreement has been assigned to LaSalle National Bank, as Trustee by assignment contained in Mortgage and security agreement dated December 1, 1985 and recorded December 20, 1985 as Document 85332882.
3. Indenture of trust dated December 1, 1985 and recorded December 20, 1985 as Document 85332884 from the Village of Lansing, Illinois to LaSalle National Bank, as Trustee.
4. First Amendment to Mortgage and Security Agreement and Indenture of Trust recorded January 27, 1987 as Document 87052295. (Affects the premises in question and other property)
5. Assignment of Rents and Leases recorded December 20, 1985 as Document 85332883 made by LaSalle National Bank, as Trustee under trust agreement dated December 12, 1985 and known as Trust Number 110658, to the Village of Lansing, Illinois, and as assigned to LaSalle National Bank. (Affects the premises in question and other property)
6. Right of way for drainage tiles, ditches, feeders and laterals.
7. Easement Agreement dated October 15, 1980 and recorded October 22, 1980 as Document 25633823 made by and between Steel City National Bank of Chicago not personally, but as Trustee under trust agreement dated July 3, 1978 and known as Trust Number 1870, Intercontinental Real Estate and Development Corporation, and Talman Federal Savings and Loan Association of Chicago for easements for ingress and egress over and across access roads, easement to drain surface waters, and a perpetual non-exclusive easement over, across and under common areas as defined in said agreement.
8. Easement in, upon, under, over and along the part of the land to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service, together with right of access to said equipment, as created by Grant to Commonwealth Edison Company and Illinois Bell Telephone Company recorded September 23, 1986 as Document 86429842.
9. Certificate was recorded July 31, 1991 as Document No. 91385140 by the Village of Lansing annexing certain property. (For particulars see said instrument.)

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10. Terms, conditions, provisions and easements contained in a Declaration of Grant of Reciprocal Access Easement for Ingress and Egress recorded June 27, 2017 as document 1717841027 granting a non exclusive and perpetual easement for reasonable access, ingress and egress over all paved driveways, roadways and walkways as presently constructed and all those constructed in the future as reasonably required to permit vehicular and pedestrian traffic to ingress, egress and access the property.

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Village of Lansing

Patricia Eidam
Mayor



Office of the Treasurer

Arlette Frye
Treasurer

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Lansing Tower LLC
2221 Camden Ct. Ste 200
Oak Brook, IL 60523
Telephone: 630-300-0470

Attorney or Agent: Bill Brodzinski
Telephone No.: 630-300-0470

Property Address: 17130 Torrence Ave
Lansing, IL 60438

Property Index Number (PIN): 29-25-201-047 & 29-25-201-043

Water Account Number: 331 3720 00 02 & 331 3730 00 02

Date of Issuance: August 18, 2017

(State of Illinois)
(County of Cook)

This instrument was acknowledged before
me on August 18, 2017 by
Karen Giovane

VILLAGE OF LANSING
By: Arlette Frye
Village Treasurer or Designee

[Signature]

(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.