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1828946133D

Doc# 1828946133 Fee \$52.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/16/2018 10:45 AM PG: 1 OF 8

PREPARED BY AND
RETURN TO:
Patrick G. Connelly
Peterson, Johnson & Murray Chicago, LLC
200 West Adams St., Suite 2125
Chicago, IL 60606

SEND FUTURE TAX BILLS TO:
Village of Tinley Park
16250 South Oak Park Avenue
Tinley Park, Illinois 60477

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed") is made as of this 5th day of October, 2018, between DD TINLEY PARK, LLC, a Florida limited liability company, 15436 North Florida Avenue, Suite 200, Tampa, Florida 33613 (the "Grantor") and Village of Tinley Park, Cook and Will Counties, Illinois, an Illinois municipal corporation, 16250 South Oak Park, Tinley Park, Illinois 60477 (the "Grantee").

WITNESSETH:



That the Grantor for and in consideration of the sum of Six Hundred Fifty Thousand and No/100 Dollars (\$650,000.00) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of Grantor, by these presents does remise, release, alien and convey unto Grantee, and to Grantee's successors and assigns, forever, all of the real property, situated in Tinley Park, County of Cook and State of Illinois (the "Property"), legally described in Exhibit A attached hereto and made a part hereof.

TOGETHER WITH, all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and reminders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Property, with the appurtenances, unto the GRANTEE AND GRANTEE'S successors and assigns FOREVER.

AND THE GRANTOR, for itself, and its successors and assigns, does covenant, promise and agree, to and with the GRANTEE and the GRANTEE'S successors and assigns, that GRANTOR has not done or suffered to be done, anything whereby the Property hereby granted

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is, or may be, in any manner encumbered or charged, except as herein recited; and that the Property, against all persons lawfully claiming, or to claim the same, by, through or under it, GRANTOR WILL WARRANT AND DEFEND, subject to the following matters set forth on Exhibit B attached hereto and made a part hereof.

REAL ESTATE TRANSFER TAX		08-Oct-2018	
		COUNTY:	325.00
		ILLINOIS:	650.00
		TOTAL:	975.00
31-06-100-039-0000		20180901687962	1-066-157-216

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Property of Cook County Clerk's Office

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EXHIBIT A Legal Description

PARCEL 1:

LOT 2 IN MILLENNIUM LAKES SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 6 NORTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED IN JUNE 18, 1999 AS DOCUMENT NUMBER 99587379, EXCEPT THAT PART THEREOF DEDICATED PER DOCUMENT NUMBER 0334319089, IN COOK COUNTY, ILLINOIS,

EXCEPTING THE FOLLOWING:

THAT PART OF LOT 2 IN MILLENNIUM LAKES SUBDIVISION, IN THE NORTHWEST QUARTER OF SECTION 6, NORTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART DEDICATED FOR PUBLIC STREET PER DOCUMENT 0334319089, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 1999, AS DOCUMENT NO. 99587379, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 01 DEGREE 07 MINUTES 10 SECONDS EAST 112.83 FEET, ALONG THE EAST LINE OF SAID LOT 2; THENCE SOUTH 43 DEGREES 52 MINUTES 50 SECONDS WEST 25.00 FEET, ALONG SAID EAST LINE OF LOT 2; THENCE SOUTH 01 DEGREE 07 MINUTES 10 SECONDS EAST 83.77 FEET, ALONG SAID EAST LINE OF LOT 2; THENCE SOUTH 88 DEGREES 52 MINUTES 50 SECONDS WEST 225.73 FEET; THENCE NORTH 71 DEGREES 11 MINUTES 43 SECONDS WEST 116.88 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CONVENTION CENTER DRIVE, THEREFORE RECORDED JUNE 18, 1999, AS DOCUMENT NO. 99587380; THENCE NORTHEAST 88.66 FEET, ALONG SAID RIGHT-OF-WAY LINE, BEING A CURVE TO THE LEFT WITH A RADIUS OF 249.00 FEET AND THE CHORD OF SAID CURVE BEARS NORTH 09 DEGREES 04 MINUTES 52 SECONDS EAST 88.19 FEET, ALONG SAID RIGHT-OF-WAY LINE, TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREE 07 MINUTES 10 SECONDS WEST 64.82 FEET, ALONG SAID TANGENT LINE AND SAID RIGHT-OF-WAY LINE, TO THE EASTERLY RIGHT-OF-WAY LINE OF DOCUMENT NO. 0334319089; THENCE NORTH 20 DEGREES 21 MINUTES 16 SECONDS EAST 54.59 FEET, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 86 DEGREES 35 MINUTES 17 SECONDS EAST 360.45 FEET, ALONG SAID NORTH LINE OF LOT 2, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND FURTHER EXCEPTING THE FOLLOWING:

THAT PART OF LOT 2 IN MILLENNIUM LAKES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 6, NORTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 18, 1999 AS DOCUMENT NUMBER 99587379, IN COOK COUNTY, ILLINOIS; MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 60 DEGREES 49 MINUTES 48 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 113.31 FEET TO A BEND POINT IN SAID LINE; THENCE SOUTH 88 DEGREES 52 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 208.00 FEET; THENCE NORTH 01 DEGREES 07 MINUTES 10 SECONDS WEST, PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 40.00 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 50 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 38.00 FEET; THENCE NORTH 01 DEGREES 07 MINUTES 10 SECONDS WEST,

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PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 195.00 FEET TO A TANGENTIAL CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID TANGENTIAL CURVE, HAVING A RADIUS OF 85.00 FEET, AN ARC LENGTH OF 75.50 FEET, A CHORD BEARING OF NORTH 24 DEGREES 19 MINUTES 35 SECONDS EAST AND A CHORD LENGTH OF 73.04 FEET TO A TANGENTIAL LINE; THENCE NORTH 49 DEGREES 46 MINUTES 21 SECONDS EAST ALONG SAID TANGENTIAL LINE, A DISTANCE OF 156.00 FEET; THENCE SOUTH 40 DEGREES 13 MINUTES 39 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 38.00 FEET; THENCE NORTH 49 DEGREES 46 MINUTES 21 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 56.00 FEET; THENCE NORTH 24 DEGREES 15 MINUTES 05 SECONDS EAST, A DISTANCE OF 143.66 FEET TO A LINE 162.50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 2; THENCE NORTH 01 DEGREES 07 MINUTES 10 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 41.25 FEET TO A LINE 576.25 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 88 DEGREES 52 MINUTES 50 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 162.50 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 01 DEGREES 07 MINUTES 10 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 423.27 FEET TO THE MOST NORTHERLY CORNER OF OUTLOT A IN SAID MILLENNIUM LAKES SUBDIVISION; THENCE SOUTH 20 DEGREES 20 MINUTES 42 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT A, A DISTANCE OF 232.74 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

AND FURTHER EXCEPTING:

THAT PART OF LOT 2 IN MILLENNIUM LAKES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 6, NORTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 18, 1999 AS DOCUMENT NUMBER 99587379, IN COOK COUNTY, ILLINOIS; MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 60 DEGREES 49 MINUTES 48 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 113.31 FEET TO A BEND POINT IN SAID LINE; THENCE SOUTH 88 DEGREES 52 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 208.00 FEET; THENCE NORTH 01 DEGREE 07 MINUTES 10 SECONDS WEST, PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 40.00 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 50 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 38.00 FEET; THENCE NORTH 01 DEGREE 07 MINUTES 10 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 195.00 FEET TO A TANGENTIAL CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID TANGENTIAL CURVE, HAVING A RADIUS OF 85.00 FEET, AN ARC LENGTH OF 75.50 FEET, A CHORD BEARING OF NORTH 24 DEGREES 19 MINUTES 35 SECONDS EAST AND A CHORD LENGTH OF 73.04 FEET TO A TANGENTIAL LINE; THENCE NORTH 49 DEGREES 46 MINUTES 21 SECONDS EAST ALONG SAID TANGENTIAL LINE, A DISTANCE OF 156.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 40 DEGREES 13 MINUTES 39 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 38.00 FEET; THENCE NORTH 49 DEGREES 46 MINUTES 21 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 56.00 FEET; THENCE NORTH 24 DEGREES 15 MINUTES 05 SECONDS EAST, A DISTANCE OF 3.85 FEET; THENCE NORTH 40 DEGREES 13 MINUTES 38 SECONDS WEST, 36.34 FEET; THENCE SOUTH 49 DEGREES 46 MINUTES 21 SECONDS WEST, 59.47 FEET TO THE POINT OF BEGINNING

PARCEL 2:

THAT PART OF LOT 2 IN MILLENNIUM LAKES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 6, NORTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 18, 1999 AS DOCUMENT NUMBER 99587379, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 60 DEGREES 49 MINUTES 48 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 113.31 FEET TO A BEND POINT IN SAID LINE; THENCE SOUTH

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88 DEGREES 52 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 208.00 FEET; THENCE NORTH 01 DEGREES 07 MINUTES 10 SECONDS WEST, PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 52 MINUTES 50 SECONDS WEST, 38.00 FEET; THENCE NORTH 01 DEGREES 07 MINUTES 10 SECONDS WEST, 59.40 FEET; THENCE NORTH 88 DEGREES 52 MINUTES 50 SECONDS EAST, 38.00 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 10 SECONDS EAST, 59.40 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Tax No. 31-06-100-009-0000

Commonly Known As: 18303 Convention Center Dr., Tinley Park, IL

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EXHIBIT B Permitted Exceptions

1. Rights or claims of parties in possession not shown by the public record.
2. Easements or claims of easements, not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate survey and complete land survey of the land.
4. Any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid (for the year 2018 and thereafter).
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. The lien of taxes for the year 2018 and thereafter.
8. Any lien, or right of lien, of a broker for compensation agreed upon by the broker and broker's client or customer under the terms of any agreement for the purpose of buying, selling, leasing, financing, or otherwise conveying any interest in the land under the Commercial Real Estate Broker Lien act, 770 ILCS 15/1, et seq., as amended from time to time, or any other law granting similar rights.
9. Covenants, Conditions and Restrictions contained in Declaration recorded August 12, 1988 as Document No. 0822545038 Amended and Restated Covenants, Conditions, Easements and Restrictions Agreement recorded December 14, 2009 as Document No. 0934818074, Amendments recorded as Document No. February 4, 2010 1003529104 as may be amended from time to time relating to, the following: access, driveways, common areas, parking, signs, easements, maintenance, construction of improvements, restrictions, insurance, remedies and enforcement, assessment lien, maintenance costs, miscellaneous and termination (for particulars, see documents).
10. Terms and provisions as contained in Ordinance No. 2001-0-025, an ordinance approving a plat of Dedication for the property located at 183rd Street and Convention Center Drive recorded December 8, 2003 as Document No. 0334319089.
11. Terms and provisions as contained in Development Agreement recorded December 14, 2009 as Document No. 0934818075 and Amendment recorded February 9, 2012 as Document No. 1204031055 between 183rd Tinley LLC and Village of Tinley Park (for particulars, see document)
12. Terms and provisions as contained in Development Agreement Assignment recorded July 1, 2011 as Document No. 1119622096 between 183rd Tinley LLC and DK Tinley Park, LLC (for particulars, see document)

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13. Terms, conditions and provisions as contained in Special Warranty Deed by and between the Village of Tinley Park and Will Counties and 183rd and Tinley LLC recorded February 4, 2010 as Document No. 1003529103 with covenant that grantee will not file petition seeking exemption of taxes. For particulars, see document
14. Noted on the plat of Millennium Lakes Subdivision recorded June 18, 1999 as Document No. 99587379, public utility easements over all the land shown on this plat, not including buildings sites is hereby designated as a blanket easement and is to be used ingress and egress, parking, driveways, entrances, lawn, landscaping, recreation, access to utilities and for the common uses and enjoyment of the property owners and the Village of Tinley Park and authorized utility companies.

Noted on the plat of Millennium Lakes Subdivision Outlot A is hereby dedicated to the Village of Tinley Park for detention purposes, compensatory storage and wetland mitigation.
15. Development Agreement recorded April 27, 1999 as Document No. 99398866 and the terms, provisions and conditions contained therein.
16. Consequences, if any, which may result from the failure of the party in title to the estate or interest in the land described in Schedule A to comply with the applicable "doing business laws" of the State of Illinois.
17. Existing unrecorded leases and all rights thereunder of the lessees and of any person claiming by, through, or under the lessees.