



Doc# 1833312084 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/29/2018 10:50 AM PG: 1 OF 5

Grantor, Tinley Park Hotel & Convention Center, LLC, an Illinois limited liability company, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY to Tinley Park Convention Center Hotel Owner, LLC, a Delaware limited liability company, as to an undivided 68.15% interest, and Coventry Hospitality, LLC, an Indiana limited liability company, as to an undivided 31.85% interest, as tenants-in-common (collectively, "Grantee") the following described property situated in the County of Cook, in the State of Illinois, to wit ("Property"):

See Legal Description attached hereto as Exhibit A

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the Property.

And Grantor, for itself and its successors does covenant, promise and agree with Grantee and its successors, that Grantor has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein set forth in Exhibit B attached hereto; and that Grantor WILL WARRANT AND DEFEND the Property against all persons lawfully claiming, or to claim same, by, through or under it, subject only to the exceptions set forth in Exhibit B attached hereto.

8985418 JK ①

[SIGNATURE PAGE TO FOLLOW]

REAL ESTATE TRANSFER TAX		28-Nov-2018
COUNTY:		9,775.00
ILLINOIS:		19,550.00
TOTAL:		29,325.00
31-06-100-027-0000	20180901676480	1-496-642-208

Ra

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DATED this 13<sup>th</sup> day of November, 2018.

Tinley Park Hotel & Convention Center, LLC,  
an Illinois limited liability company

By: Reva Stillman  
Reva Stillman, Manager

IMPRESS SEAL  
OFFICIAL SEAL  
AMANDA PARMER  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires Mar 19, 2021

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Reva Stillman, personally known to me to be the Manager of Tinley Park Hotel & Convention Center, LLC, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that such person signed, sealed and delivered said instrument as such person's free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 13<sup>th</sup> day of November 2018.

Commission expires March, 19 2021

Amanda Parmer  
Notary Public

This instrument was prepared by:

Stephen L. Golan, Esq.  
GOLAN CHRISTIE TAGLIA LLP  
70 West Madison Street, Suite 1500  
Chicago, Illinois 60602

After the recording this instrument should be returned to:

M. Christine Hoff  
Weston & Strauch  
35 W. Wacker Dr  
Chicago Ill 60601

Send subsequent tax bills to:

Tinley Park Convention Center Owner LLC  
601 Oakwood Lane  
Suite 420  
Westmont Ill 60559-5557

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## EXHIBIT A LEGAL DESCRIPTION OF PROPERTY

### PARCEL 1:

THAT PART OF LOT 2 IN MAUDES SUBDIVISION, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTH 04 DEGREES, 01 MINUTE, 56 SECONDS EAST ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 514.58 FEET TO A POINT; THENCE SOUTH 03 DEGREES, 58 MINUTES, 34 SECONDS EAST ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 500.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES, 52 MINUTES, 50 SECONDS EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 483.30 FEET TO A POINT; THENCE SOUTH 60 DEGREES, 38 MINUTES, 37 SECONDS EAST, A DISTANCE OF 156.67 FEET TO A POINT; THENCE SOUTH 29 DEGREES, 21 MINUTES, 23 SECONDS WEST, A DISTANCE OF 159.71 FEET TO A POINT; THENCE SOUTH 01 DEGREE, 07 MINUTES, 09 SECONDS EAST, A DISTANCE OF 267.03 FEET TO A POINT; THENCE SOUTH 88 DEGREES, 52 MINUTES, 50 SECONDS WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 230.37 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 2; THENCE (THE FOLLOWING THREE COURSES BEING ALONG THE WESTERLY LINE OF SAID LOT 2 IN MAUDES' SUBDIVISION) NORTH 47 DEGREES, 41 MINUTES, 09 SECONDS WEST, A DISTANCE OF 265.58 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 425.00 FEET, CHORD BEARING OF NORTH 25 DEGREES, 40 MINUTES, 19 SECONDS WEST, A DISTANCE OF 299.69 FEET TO A POINT; THENCE NORTH 03 DEGREES, 58 MINUTES, 34 SECONDS WEST, A DISTANCE OF 30.51 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE WARRANTY DEED FROM VILLAGE OF TINLEY PARK, ILLINOIS, A MUNICIPAL CORPORATION (GRANTOR) TO MID-CONTINENT DEVELOPMENT AND CONSTRUCTION CO., AN ILLINOIS CORPORATION TO MID-CONTINENT DEVELOPMENT AND CONSTRUCTION CO., AN ILLINOIS CORPORATION DATED MAY 27, 1999 AND RECORDED MAY 28, 1999 AS DOCUMENT 99517500 FOR INGRESS AND EGRESS, AS AMENDED BY THE EASEMENT GRANT AMENDMENT AND PARTIAL RELEASE OF EASEMENT RECORDED FEBRUARY 9, 2012 AS DOCUMENT 1204031051.

PIN: 31-06-100-027-0000

ADDRESS: 18501 Convention Center Drive  
Tinley Park, Illinois 60477

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## EXHIBIT B PERMITTED EXCEPTIONS

*AG.* TAXES FOR THE YEAR 2018 ARE NOT YET DUE OR PAYABLE.

*BG.* ASSIGNMENT OF RENTS RECORDED ~ AS DOCUMENT NO. ~ MADE BY TINLEY PARK CONVENTION CENTER HOTEL OWNER LLC TO WALKER & DUNLOP COMMERCIAL PROPERTY FUNDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

*BH.* SECURITY INTEREST OF WALKER & DUNLOP COMMERCIAL PROPERTY FUNDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND AS DISCLOSED BY FINANCING STATEMENT NAMING TINLEY PARK CONVENTION CENTER HOTEL OWNER LLC AS DEBTOR AND RECORDED ~ AS DOCUMENT NO. ~.

*BI.* LICENSE IN FAVOR OF TINLEY PARK HOTEL AND CONVENTION CENTER LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO ENTER AND USE THE PREMISES PUSUANT TO AN UNRECORDED LICENSE AGREEMENT DATED NOVEMBER 20, 2018 MADE BY AND BETWEEN TINLEY PARK CONVENTION CENTER HOTEL OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY AND TINLEY PARK HOTEL AND CONVENTION CENTER LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

*H.* RIGHT OF WAY OF DRAINAGE COMMISSIONERS OF UNION DISTRICT NO. 1 OF RICH AND FRANKFORT IN THE COUNTIES OF COOK AND WILL AS CREATED BY GRANT FROM GEORGE FEIGEL DATED JANUARY 21, 1893 AND RECORDED OCTOBER 28, 1897 AS DOCUMENT 2607271.

*I.* EASEMENTS RESERVED IN FAVOR OF THE VILLAGE OF TINLEY PARK, ILLINOIS, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, IN THE WARRANTY DEED FROM VILLAGE OF TINLEY PARK, ILLINOIS, A MUNICIPAL CORPORATION (GRANTOR) TO MID-CONTINENT DEVELOPMENT AND CONSTRUCTION CO., AN ILLINOIS CORPORATION DATED MAY 27, 1999 AND RECORDED MAY 28, 1999 AS DOCUMENT 99517500, AS AMENDED BY THE INDEMNIFICATION AGREEMENT, WAIVER & RELEASE RECORDED JANUARY 28, 2010 AS DOCUMENT 1002844052, AND FURTHER AS AMENDED BY THE EASEMENT GRANT AMENDMENT AND PARTIAL RELEASE OF EASEMENT RECORDED FEBRUARY 9, 2012 AS DOCUMENT 1204031051, AND THE TERMS, PROVISIONS AND RESTRICTIONS THEREIN CONTAINED.

*J.* GRANT BY WILLIAM SIEBRANDT TO DRAINAGE COMMISSIONERS OF RICH AND FRANKFORT IN THE COUNTY OF COOK RECORDED AS DOCUMENT 2607279 OF A RIGHT OF WAY FOR THE CONSTRUCTION AND REPAIR OF A DRAIN AND OR DITCH ACROSS THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 36 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

EAST AND WEST 80 RODS ON A LINE AND THEN ANGLING NORTHEAST AND SOUTHEAST ACROSS THE LAND AS PER SURVEY NOW ON FILE IN THE TOWN CLERK'S OFFICE IN THE TOWN OF RICH, COOK COUNTY, ILLINOIS.

*L.* (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT RECORDED AS DOCUMENT NUMBER 99517500 AND AMENDED BY DOCUMENT 1204031051. (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

*M.* NOTHING CONTAINED HEREIN SHOULD BE CONSTRUED AS INSURING THE EXACT LOCATION OR DIMENSIONS OF THE EASEMENT DESCRIBED AS PARCEL 2 OF SCHEDULE A.

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AE. WE HAVE EXAMINED THE PRELIMINARY PLAT OF SURVEY BY JAMES A FAETANINI, ON BEHALF OF XCEL CONSULTANTS, INC. DATED AUGUST 27, 2018 AND LAST REVISED NOVEMBER 20, 2018 AS PART OF BOCK & CLARK NETWORK PROJECT NO. 2018032490-001 AND XCEL PROJECT NO. 181703 AND NOTE THE FOLLOWING:

1. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO PROPERTY SOUTHEASTERLY AND ADJOINING BY UP TO 1.3 FEET.
2. ENCROACHMENT OF THE CURB AND SIDEWALK ONTO PROPERTY EASTERLY AND ADJOINING BY 2.1 FEET.

Property of Cook County Clerk's Office