

UNOFFICIAL COPY



This Instrument Prepared By:
DLA Piper LLP (US)
444 West Lake Street, Suite 2100
Chicago IL 60606
Attn: Shari Helft Lennon

Doc# 1934416193 Fee \$88.00

RHS: FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/10/2019 04:15 PM PG: 1 OF 6

After Recording Mail To:
Timm & Garfinkel, LLC
770 Lake Cook Road, Suite 150
Deerfield, IL 60015
Attn: Glenn Garfinkel

Mail Tax Bills To:
OP MEMORY CARE LLC
c/o Hamilton Partners
300 Park Boulevard, Suite 201
Itasca, Illinois 60143

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

This Indenture, made as of the 3rd day of December, 2019, between **ORLAND PARK MEMORY CARE, LLC**, a Delaware limited liability company ("Grantor"), and **OP MEMORY CARE LLC**, an Illinois limited liability company, as to an undivided 66.67% tenants in common interest, having an address at 300 Park Boulevard, Suite 201, Itasca, Illinois 60143, and **HIC-OP OWNER LLC**, an Illinois limited liability company, as to an undivided 33.33% tenants in common interest, having an address at 4104 North Harlem Avenue, Norridge, Illinois 60706 (collectively, "Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged pursuant to authority given by Grantor, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows (hereinafter referred to as the "Subject Property") to wit:

[See legal description attached as Exhibit "A"]

Together with all and singular the hereditaments and appurtenances belonging there, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity, of, in and to the Subject Property, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Subject Property, with the appurtenances, unto Grantee, its successors and assigns, forever.

S ✓
P ✓
S ✓
M ✓
SC ✓
E ✓
INT ✓

UNOFFICIAL COPY

And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, for itself and its successors, that it has not done or suffered to be done, anything whereby the Subject Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and defend the Subject Property against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the following (hereinafter, collectively, the "Permitted Title Exceptions"): :

1. General real estate taxes against the Subject Property as are not due and payable on the date of delivery of this deed;
2. Those matters identified on Exhibit "B" attached hereto and made a part hereof;
and
3. Acts done or suffered by Grantee and any person or entity claiming by, through or under Grantee.

[Remainder of page intentionally blank]

REAL ESTATE TRANSFER TAX

10-Dec-2019



COUNTY:	2,550.00
ILLINOIS:	5,100.00
TOTAL:	7,650.00

27-14-201-019-0000 | 20191101653763 | 1-623-360-864

UNOFFICIAL COPY

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor as of December 3, 2019 to be effective as of December 3, 2019.

GRANTOR:

ORLAND PARK MEMORY CARE, LLC,
a Delaware limited liability company

By:  _____

Name: Stephen Gordon
Title: Authorized Signatory

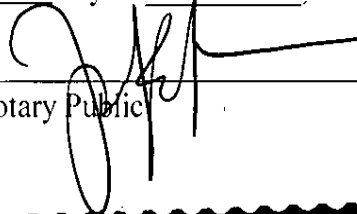
Property of Cook County Clerk's Office
RECORDED
COOK COUNTY

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Stephen Gordon, the Authorized Signatory of Orland Park Memory Care, LLC, a Delaware limited liability company, being Grantor in the foregoing instrument, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of Grantor, all for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 26 day of November, 2019.



Notary Public

My Commission expires:
July 18, 2022



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

Tract 1 fee parcel:

Lot 2 in Autumn Leaves Subdivision of a part of the East Half of the Northeast quarter of Section 14, Township 36 North, Range 12 East of the third Principal Meridian according to the plat thereof recorded October 8, 2008 as Document No. 0828210053 and re-recorded October 6, 2009 as document number 0927931125 in Cook County, Illinois, containing 2.893 acres or 126,001, square feet, more or less.

Tract 2 easement parcel:

Reciprocal Parking Easement Agreement dated July 15, 2008 by and between Calvary Reformed Church, an Illinois not-for-profit corporation and Orland Park Memory Care, LLC, a Delaware limited liability company, recorded December 11, 2008 as Document No. 0834619066, Cook County Recorder of Deeds, Illinois over Lot 3 in Autumn Leaves Subdivision of a part of the East Half of the Northeast quarter of Section 14, Township 36 North, Range 12 East of the third Principal Meridian according to the plat thereof recorded October 8, 2008 as Document No. 0828210053 and re-recorded October 6, 2009 as document number 0927931125 in Cook County, Illinois.

Property address: 8021 151st St., Orland Park, Illinois 60462

PINs: 27-14-201-019-0000 and 27-14-201-020-0000

UNOFFICIAL COPY

EXHIBIT "B" TO SPECIAL WARRANTY DEED

Permitted Title Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.
2. Rights of tenants, as tenants only in possession not shown by the public records.
3. Pre-Annexation Agreement recorded November 15, 1976 as document number 23711649.
4. All matters appearing on Plat recorded as Document No. 0828210053, and re-recorded as Document No. 0927931125, aforesaid records.
5. Annexation Agreement Autumn Leaves (Memory Care Assisted Living) (Southwest Corner of 151st Street and 80th Avenue) by and between Village of Orland Park, an Illinois municipal corporation and Orland Park Memory Care, LLC, a Delaware limited liability company, dated June 30, 2008, and recorded July 22, 2008 as Document No. 0820434056, aforesaid records. (affects Tracts 1 and 2).
6. Ordinance No. 4379, an Ordinance Annexing Property (Autumn Leaves of Orland Park – 151st Street and 80th Avenue) by Village of Orland Park, Illinois, dated July 1, 2008, and recorded September 4, 2008 as Document No. 0824845150, aforesaid records. (affects Tracts 1 and 2).
7. Terms, provisions and conditions relating to that certain Reciprocal Parking Easement Agreement by and between Calvary Reformed Church, an Illinois not-for-profit corporation and Orland Park Memory Care, LLC, a Delaware limited liability company, dated July 15, 2008, and recorded December 11, 2008 as Document No. 0834619066, aforesaid records.
8. Limited Co-Ownership Agreement by and between OP Memory Care LLC, an Illinois limited liability company, and HIC-OP Owner LLC, an Illinois limited liability company, dated December 3, 2019 and recorded December 10, 2019 as Document No. 1934416194.
9. Mortgage, Security Agreement, Assignment of Leases and Rents and Financing Statement (Fixture Filing) made by OP Memory Care LLC and HIC-OP Owner LLC to CIBC Bank USA in the principal amount of \$4,900,000.00, dated as of ~~November~~ December 3 2019 and recorded December 10, 2019 as Document No. 1934416195 in the land records of Cook County, IL.
10. UCC Financing Statement naming OP Memory Care LLC and HIC-OP Owner LLC, as debtors, and CIBC Bank USA, as secured party, recorded December 10, 2019 as Document No. in the land records of Cook County, IL.

1934416197