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2136415030

Doc# 2136415030 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/30/2021 12:27 PM PG: 1 OF 10

This instrument prepared by,
and when recorded return to:

Wilson Law Group PLLC
8235 Douglas Ave., Suite 350
Dallas, Texas 75225
Steve Wilson

Send future tax bills to:

c/o Inspired Healthcare Capital
7047 E. Greenway Parkway, Suite 300
Scottsdale, Arizona 85254
Attn: Paolo Chen

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 16 day of December, 2021, by **ARLINGTON HEIGHTS MEMORY CARE, LLC**, a Delaware limited liability company, with offices located at 8235 Douglas Ave., Suite 350, Dallas, Texas 75225 (the "Grantor"), to and in favor of **INSPIRED SENIOR LIVING OF ARLINGTON HEIGHTS ST, LLC**, a Delaware limited liability company, solely in its capacity as signatory trustee of **INSPIRED SENIOR LIVING OF ARLINGTON HEIGHT DST**, a Delaware Statutory Trust, with offices located at 7047 E. Greenway Parkway, Suite 300, Scottsdale, Arizona 85254 (the "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 and sufficiency whereof is hereby acknowledged, by these presents does hereby GRANT, SELL, ALIEN, REMISE, RELEASE AND CONVEY unto Grantee and its successors and assigns all of Grantor's right, title and interest in and to that certain real property located in Cook County, Illinois which is legally described on Exhibit A attached hereto and made a part hereof (the "Land"), together with all of Grantor's right, title and interest in, to and under the following (collectively, with the Land, the "Real Property"):

(i) all rights, privileges, remainders, reversions, tenements, hereditaments, benefits and easements appurtenant or belonging to the Land, including, without limitation, all minerals, oil, gas and other hydrocarbon substances on and under the Land, as well as all development rights, air rights, water, water rights, riparian rights and water stock relating to the Land and Improvements (as defined herein) and any rights-of-way or other appurtenances used in connection with the ownership, use and enjoyment of the Land and Improvements; and all of Grantor's right, title and interest in and to all roads, rights of way

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and alleys adjoining or servicing the Land and Improvements (collectively, the "Appurtenances"); and



(ii) all buildings, improvements and fixtures located on the Land or Appurtenances, all apparatus, equipment and appliances used in connection with the operation or occupancy of the Land, Appurtenances or such buildings, improvements and/or fixtures, such as heating and air conditioning systems and facilities used to provide any utility, refrigeration, ventilation, garbage disposal, snow removal equipment, or other services on the Land, Appurtenances and/or such buildings, improvements and/or fixtures (collectively, the "Improvements"); and

(iii) all adjacent strips and gores, if any, between the Land and abutting properties, and in and to adjacent streets, highways, roads, alleys or rights-of-way, and the beds thereof.

TO HAVE AND TO HOLD the Real Property unto Grantee and Grantee's successors and assigns FOREVER.

And Grantor does hereby covenant, promise and agree to and with the Grantee, and its successors and assigns, that the Grantor has not done or suffered to be done anything whereby the Real Property hereby granted and conveyed is or may be, in any manner, encumbered or charged, except for those title exceptions listed on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"), and that Grantor will WARRANT AND FOREVER DEFEND the Real Property unto Grantee and its successors and assigns, against all persons or entities making any lawful claims or demands concerning the Real Property, by, through or under the Grantor, subject, however, to the Permitted Exceptions.

[signature page follows]

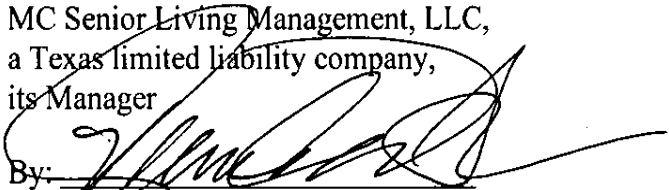
REAL ESTATE TRANSFER TAX		27-Dec-2021
		COUNTY: 5,723.50
		ILLINOIS: 11,447.00
		TOTAL: 17,170.50
08-09-401-005-0000	20211201666359	1-064-426-128

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed on the day and year first above written.

ARLINGTON HEIGHTS MEMORY CARE, LLC,
a Delaware limited liability company

By: MC Senior Living Management, LLC,
a Texas limited liability company,
its Manager

By: 
Name: Richard W. Slaven
Title: Authorized Signatory

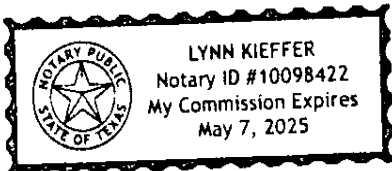
STATE OF TEXAS

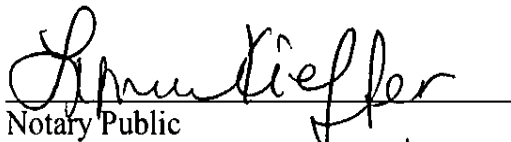
COUNTY OF DALLAS

)
) SS.
)

I Lynn Kieffer, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Richard W. Slaven, personally known to me (or proved to me on the basis of sufficient evidence) to be the Authorized Signatory of MC Senior Living Management, LLC, a Texas limited liability company, the Manager of Arlington Heights Memory Care, LLC, a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the within instrument, appeared before me this day in person, and acknowledged to me that as such Authorized Signatory, he executed the said instrument in his/her authorized capacity, and that he executed said instrument as his/her free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes set forth therein.

Given under my hand and official seal this 14 day of December, 2021.




Notary Public

Commission Expires: 5/7/25

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

That part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Beginning at a point on the East line of said Section 9, distant 1004.85 feet North along said East line from the Southeast corner of said Section and running thence North along said East line to a post set therein distant North along said line 70 rods and 12 links from said Southeast corner; thence North 76 degrees West, to the centerline of State Road; thence Southerly along said road to a line drawn through the place of beginning and parallel with the South line of said Section; thence East along said parallel line to the place of beginning, (excepting from said tract that part thereof described as follows: Commencing at a point on the East line of said Section 9, which is 70 rods and 12 links North of the Southeast corner of said Section; thence North 76 degrees West, 280.72 feet to a point of beginning; thence South 6 degrees 33 minutes 10 seconds West 29.80 feet; thence North 89 degrees 44 minutes West, 210.94 feet to the center line of State Road; thence Northerly along said center line of road to its intersection with a Westerly extension of the first described course running North 76 degrees west; thence Southeasterly along said course to the point of beginning; and excepting from said tract that part thereof described as follows: Commencing at a point on the East line said Section 9, which is 70 rods and 12 links North of the Southeast corner of said Section; thence North 76 degrees West, 280.72 feet; thence South 6 degrees 33 minutes 10 seconds West 29.80 feet; thence North 89 degrees 44 minutes West 210.94 feet to the center line of original State Road; thence East in the last described course 30 feet to the point of beginning; thence continuing East in said course 2.8 feet, thence Southerly to the point of intersection with a line drawn through the point of beginning, and 30 feet Easterly of and parallel with the center line of State Road, said point of intersection being 80 feet Northerly of the North line of Council Trail, (as measured on said parallel line); thence Northerly on said parallel line to the point of beginning; and excepting from said tract that part thereof conveyed to the People of the State of Illinois, Department of Transportation, by document 93434028 and described as follows: That part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at a point on East line of said Section 9, that is 1162.96 feet (70 rods and 12 links record) North of the Southeast corner of said Section; thence on an assumed bearing of North 76 degrees 41 minutes 38 seconds West along the Northerly line of grantor's property, 281.18 feet; thence South 05 degrees 13 minutes 59 seconds West, 29.76 feet; thence South 88 degrees 56 minutes 49 seconds West, 166.92 feet to the point of beginning; thence South 06 degrees 14 minutes 28 seconds West, 193.22 feet; to the center of Council Trail Road; thence South 89 degrees 44 minutes 21 seconds West along said centerline, 38.43 feet to the center line of Arlington Heights Road as dedicated by Plat recorded June 19, 1922 as Document No. 7544736; thence North 03 degrees 25 minutes 59 seconds East along the center of said Arlington Heights Road, 191.71 feet; thence North 88 degrees 56 minutes 49 seconds East, 30.00 feet; thence South 03 degrees 21 minutes 59 seconds West, 79.05 feet to a point that is 80.00 feet North of the North line of Council Trail Road and 30.00 feet Easterly of the center line of said Arlington Heights Road; thence North 05 degrees 23 minutes 01 seconds East 79.31 feet; thence North 88 degrees 56 minutes 49 seconds East, 15.16 feet to the point of beginning) all in Cook County, Illinois.

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Parcel 2:

That part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 41 North, Range 11 East of the Third Principal Meridian, described as follows: Commencing a point on the East line said Section 9, which is 70 rods and 12 links North of the Southeast corner of said Section; thence North 76 degrees West, 280.72 feet to a point of beginning; thence South 6 degrees 33 minutes 10 seconds West, 29.80 feet; thence North 89 degrees 44 minutes West, 210.94 feet to the center line of State Road; thence Northerly along said center line of road to its intersection with a Westerly extension of the first described course running North 76 degrees west; thence Southeasterly along said course to the point of beginning, (excepting therefrom that part thereof lying Westerly of a line drawn from a point on the South line of said tract 32.8 feet East of the original center line of State Road, and running thence Northerly to the intersection of the North line of said tract at a point 30 feet East of the center line of original state road) in Cook County, Illinois.

Parcel 3:

That part of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing a point on the East line of said Section 9 that is 1162.92 feet North of the Southeast corner of said Section; thence Northwesterly on a line that forms an angle of 76 degrees with said East line of Section 9, measured from North to West, a distance of 492.26 feet to the center line of Arlington Heights Road; thence Northerly along the center line of said road, 91.01 feet; thence Southeasterly parallel to the first described course, a distance of 467.98 feet to the East line of said Section 9; thence South 93 79 feet to the place of beginning, (except therefrom the Westerly 30 feet falling within Arlington Heights Road) in Cook County, Illinois.

Parcel 4:

That part of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at a point on the East line said Section 9 that is 1256.71 feet North of the Southeast corner of said Section; thence North 76 degrees West, 467.98 feet to the center of Arlington Heights Road; thence Northeasterly along the center of said road, 47.76 feet; thence South 76 degrees East, 455.24 feet to the East line of said Section 9; thence South 49.21 feet to the place of beginning, (except therefrom the Westerly 30 feet falling within Arlington Heights Road) in Cook County, Illinois.

(Excepting from said parcels 2, 3, and 4, that part thereof conveyed to the People of the State of Illinois, Department of Transportation, by document number 93434026, described as follows: That part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at a point on the East line of said Section 9 that is 1162.96 feet (70 rods and 12 links, record) North of the Southeast 1/4 corner of said Section; thence on an assumed bearing of North 76 degrees 41 minutes 38 seconds West, 447.48 feet to the point of beginning; thence South 06 degrees 14 minutes 28 seconds West, 71.40 feet; thence South 88 degrees 56 minutes 49 seconds West, 15.16 feet; thence North 00 degrees 07

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minutes 41 seconds East, 46.83 feet to an angle point; thence North 14 degrees 25 minutes 24 seconds East, 167.84 feet; thence South 07 degrees 49 minutes 38 seconds West, 139.41 feet to the point of beginning) all in Cook County, Illinois.

Parcel 5:

That part of Section 9 and Section 10, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at a point on the East line of Section 9, that is 1305.92 feet North of the Southeast corner of said Section, thence North 76 degrees 00 minutes 00 seconds West, 455.24 feet to the center line of Arlington Heights Road, thence Northeasterly along the center of said road, 47.76 feet; thence South 76 degrees 00 minutes 00 seconds East, 449.17 feet to a point on the Westerly line of the property conveyed by Emil Curtis and Doris Curtis to William Diehl and recorded as document number 9225797, thence Southwesterly along said line 15.23 feet to the East line of said Section 9; thence South 33.80 feet to the place of beginning, (except therefrom the Westerly 30 feet falling within Arlington Heights Road) in Cook County, Illinois.

Common Address: 1625 S. Arlington Heights Road, Arlington Heights, IL 60005

Tax Parcel ID No(s):

08-09-401-005-0000

08-09-401-008-0000

08-09-401-009-0000

08-09-401-026-0000

08-09-401-027-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
2. Rights of parties in possession, as residents and tenants only, under unrecorded residency agreements and leases, without option to purchase or right of first refusal.
3. Taxes and assessments by any taxing authority for the year 2021, and subsequent years.
4. Terms, provisions and conditions contained in an Ordinance No. 06-029 amending the zoning ordinance of the Village of Arlington Heights, reclassifying from an R-1: one family dwelling district to an OT: office transitional district, dated March 19, 2007 and recorded May 18, 2007 as document no. 0713822004.
5. Terms, provisions, conditions and limitations contained in the Redevelopment Agreement for a portion of the Arlington Heights Road/Golf Road Redevelopment Plan and Project #4/T.I.F. District #4 of the Village of Arlington Heights, Cook County, Illinois dated December 3, 2007, disclosed by an ordinance approving a redevelopment agreement made by and between the Village of Arlington Heights and Arlington Medical Partners, LLC recorded February 13, 2008 as Document No. 0804431054.
6. Rights of the public, State of Illinois, and the municipality in and to that part of the Land taken or used for Council Trail, as shown by plat of dedication recorded October 9, 2014 as document 1428234037. (affects the South 33 feet of Parcel 1)
7. Rights of the public, the State of Illinois and the municipality in and to that part of the land, if any, taken or used for road purposes, other than Arlington Heights Road and Council Trail.
8. Rights of the grantor in the deed registered as document LR733083 and others named therein to create an easement over or to dedicate to the public the South 33 feet and the East 50 feet of the land. (affects Parcel 1)
9. Reservation of easement contained in deed recorded as document LR733083 for the purpose of laying, extending, maintaining, operating and erecting, sewers and water mains, poles and wires for power and lighting service, conduits for telephone, telegraph, and gas mains. (affects Parcels 1 and 2)
10. Grant of easement for sanitary sewer recorded as document 18770057 from Gerrit Vander Ziel and Wilma J. Vander Ziel, his wife, to Nottingham Developers, Inc., over a strip of

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land 3 feet in a North and South direction by 40 feet in and East and West direction over that part of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at a point on the East line of Section 9, 1305.92 feet North of the Southeast corner of said Section; thence North 76 degrees West 455.24 feet to the center of Arlington Heights Road; thence Northeasterly along the center of said, 10 feet; thence South 76 degrees East 167 feet for the point of beginning for this description; thence Northeasterly at right angles to the last described course 3 feet; thence South 76 degrees East 40 feet; thence Southwesterly at right angles to the last described course 3 feet, thence North 76 degrees West 4 feet to the point of beginning. (affects Parcel 5)

11. Grant of easement from Vander Ziel to Nottingham Developers Inc., for sanitary sewer recorded July 3, 1962 as document 18522936 over an irregular strip of land (approximately 10 feet by 455.24 feet more or less) described as follows: That part of Sections 9 and 10, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at a point on the East line of Section 9, that is 1305.92 feet North of the Southeast corner of said Section; thence North 76 degrees West 455.24 feet to the center of Arlington Heights Road, thence Northeasterly along the center line of said 10 feet; thence South 76 degrees East to a point on the East line of said Section 9; thence South 10 feet more or less to the point of beginning, in Cook County, Illinois. (affects Parcel 5)
12. Terms, provisions and conditions of the onsite utility maintenance agreement recorded February 3, 2014 as document number 1403429027.
13. Sidewalk easement and the provisions relating thereto contained in the plat recorded as document number 1403429027. (See recorded instrument for particulars and exact location.)
14. Cross Access Easement contained in the plat recorded as document number 1403429027. Together with the following provisions contained thereon: A cross easement is hereby granted to the Owners of the property North of and adjacent to Grantors property, created by the plat hereon drawn, and to all persons requiring ingress and egress across the area marked "Cross Access Easement" on the plat for the perpetual right, privilege and authority to traverse the entire easement area as pedestrians and as operators of motorized vehicles. The easement area shall not be closed for any reason except emergency repairs. No permanent buildings shall be placed on said easement areas. (See recorded instrument for particulars and exact location.)
15. Terms and conditions of the easement agreement dated as of November 8, 2016 and recorded November 18, 2016 as document 1632342089 made by and between 1519 AHR Medical LLC, an Illinois limited liability company and Arlington Heights Memory Care, LLC, a Delaware limited liability company.

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16. An ordinance amending planned unit development Ordinance Number 13-063, including granting a variation from Chapter 28 of the Arlington Heights Municipal Code, amending the zoning ordinance of the Village of Arlington Heights, granting preliminary approval of a planned unit development and a preliminary plat of subdivision, dated as of December 14, 2016 and recorded February 21, 2017 as document 1705213033, and subject to the terms, provisions and conditions contained therein.

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

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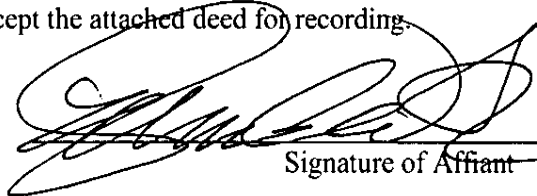
COUNTY OF COOK

DOCUMENT # _____

Richard W. Slaven on behalf of Arlington Heights Memory Care, LLC, a Delaware limited liability company, being duly sworn on oath, states that the attached deed is not in violation of Chap. 765 ILCS Par 205/1 subsection (b) for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The division is 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 is between owners of adjoining and contiguous land.
5. The conveyance is 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 is of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
7. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, evidenced by a survey made by a registered surveyor which single lot is the first sale from said larger tract as determined by the dimensions and configurations thereof on October 1, 1973, and which sale does not violate any local requirements applicable to the subdivision of land.

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


Signature of Affiant

SUBSCRIBED AND SWORN to before me

this 14 day of December, 2021.

Lynn Kieffer
Notary Public

