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Karen A. Yarbrough
Cook County Clerk
Date: 05/02/2023 10:09 AM Pg: 1 of 7

This Instrument was prepared by:

WOLIN LAW GROUP LLC
100 North LaSalle Street
Suite 800
Chicago, Illinois 60602

Dec ID 20230401699729
ST/CO Stamp 2-056-094-416

Upon recording return to:

William J. Payne
1100 W. Northwest Hwy
Suite 103
Mount Prospect, IL 60056

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, **SABEEN HOSPITALITY LLC**, an Illinois limited liability company, having a mailing address at 308 Castle Drive, Elk Grove Village, Illinois 60007 ("Grantor"), does hereby grants, bargains, sells, and conveys to **THE VILLAGE OF ELK GROVE VILLAGE**, an Illinois Municipal corporation, having a mailing address at 901 Wellington Avenue, Elk Grove Village, Illinois 60007 ("Grantee"), all of the Grantor's rights, title and interest in and to the following described real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes (the "Property"); situated in Cook County, Illinois, together with all improvements thereon and all of the Grantor's interest in any rights and privileges solely appurtenant thereto subject, however, to those matters described in Exhibit B attached hereto and made a part hereof for all purposes.

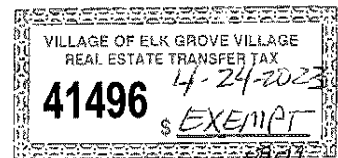
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining: TO HAVE AND TO HOLD the Property, with the appurtenances thereto, unto Grantee and its successors and assigns.

Grantor, for itself, and its successors, does covenant, promise and agree to WARRANT AND FOREVER DEFEND the Property unto Grantee, its successors and assigns, against every person lawfully claiming the same, or any part thereof, by through, or under Grantor but not otherwise.

[Remainder of page intentionally left blank, Signature page to follow]

EXEMPT UNDER PROVISIONS OF
PARAGRAPH B, SECTION 4,
REAL ESTATE TRANSFER ACT.

[Signature] 4/28/23
Buyer, Seller or Representative



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IN WITNESS WHEREOF, said Grantor has made, executed and delivered this Special Warranty Deed as of this 24th day of April, 2023.

SABEEN HOSPITALITY LLC, an Illinois limited liability company

By: Vipul M. Patel
Name: Vipul M. Patel
Its: Sole Member

Send subsequent tax bills to:

The Village of Elk Grove Village
901 Wellington Street
Elk Grove Village, Illinois 60007

Property of Cook County Clerk's Office

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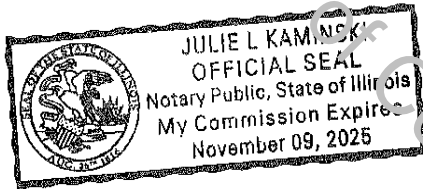
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the county and state aforesaid, DO HEREBY CERTIFY, that VIPUL M. PATEL, personally known to me to be the Sole Member of **SABEEN HOSPITALITY LLC**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to within the Document, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 24th day of April, 2023.

Julie L Kaminski

Notary Public



Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: LOT 3 IN LA QUINTA RESUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1984 AS DOCUMENT 27262582, IN COOK COUNTY, ILLINOIS,

EXCEPT THAT PART CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS, FOR AND ON BEHALF OF THE PEOPLE OF THE STATE OF ILLINOIS, BY ORDER VESTING TITLE RECORDED JULY 28, 2020 AS DOCUMENT NO. 2021016127, DESCRIBED AS FOLLOWS:

THAT PART OF LOT 3 IN LA QUINTA RESUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1984 AS DOCUMENT NUMBER 27262582 IN COOK COUNTY, ILLINOIS, BEARINGS AND DISTANCES BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011 ADJUSTMENT), WITH A COMBINED FACTOR OF 0.00095970, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 41 DEGREES 45 MINUTES 32 SECONDS WEST ALONG A SOUTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 6.95 FEET; THENCE NORTH 8° DEGREES 34 MINUTES 03 SECONDS EAST 139.70 FOOT; THENCE SOUTH 01 DEGREES 26 MINUTES 57 SECONDS EAST 5.30 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 88 DEGREES 34 MINUTES 13 SECONDS WEST ALONG SAID SOUTH LINE 135.20 FEET TO THE POINT OF BEGINNING.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 IN, TO, OVER, ACROSS AND THROUGH THE PARKING AND DRIVEWAY AREAS BY TENANTS, EMPLOYEES, INVITEES, PATRONS, CUSTOMERS AND GUESTS, AS CREATED BY COMMON ACCESS AND CROSS-PARKING AGREEMENT BY AND BETWEEN LA QUINTA MOTOR INNS, INC., AND BOB EVANS FARMS, INC., RECORDED DECEMBER 5, 1984 AS DOCUMENT 27361567, AND LOCATED WITHIN LOTS 1 AND 2 OF SAID LA QUINTA RESUBDIVISION, AS MORE FULLY DESCRIBED THEREIN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR USING, INSPECTING, OPERATING, MAINTAINING, REPAIRING AND REPLACING UNDERGROUND SANITARY SEWER MAINS, STORM SEWER MAINS AND WATER MAINS AND APPURTENANCES THERETO, AS CREATED BY DECLARATION AND GRANT OF EASEMENT AND AGREEMENT BY AND BETWEEN LA QUINTA MOTOR INNS, INC., AND BOB EVANS FARMS INC., RECORDED MAY 16, 1985 AS DOCUMENT 86027730, IN, OVER, THROUGH AND UNDER LOTS 1 AND 2 OF SAID LA QUINTA RESUBDIVISION, AS MORE FULLY DESCRIBED THEREIN, IN COOK COUNTY, ILLINOIS.

PIN: 08-23-300-043-0000

Address of Property: 1900 East Oakton Street, Elk Grove Village, Illinois 60007

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EXHIBIT B PERMITTED EXCEPTION

(A) Terms, provisions, and conditions relating to the easements described as Parcel 2 and 3 contained in the instrument recorded December 5, 1984 as document 27361597 and the instrument recorded May 16, 1985 as document 85022730, creating said easement.

(B) Rights of the adjoining owner or owners to the concurrent use of said easements.

Grant made by Garland C. Richardson and Margaret Ester Richardson, his wife, to Northern Illinois Gas Company, a corporation of Illinois, dated July 23, 1959 and recorded August 12, 1959 as document 17626754, and also as shown on Plat of La Quinta Resubdivision recorded September 20, 1984 as document 27262582 granting a permanent perpetual and exclusive easement for construction, reconstruction, operation, and maintenance of 2 gas pipe lines and all appurtenances thereto, in, over, across that part of the land described as follows:

Affects all that part of the Southwest 1/4 of Section 23, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois bounded and described as follows:

Commencing at the Southwest Corner of said Section 23; thence Easterly along the South line of said Section 23, a distance of 791.60 feet to a point distant 69.2 feet Westerly from its point of intersections with the Southwesterly line of the 250 feet wide right of way of the Northern Illinois Toll Highway; said point being the point of beginning of the parcel of land hereby conveyed; thence Northwesterly parallel with said Southwesterly right of way line of the Northern Illinois Toll Highway, forming an angle of 133 degrees, 45 minutes to the left with the last described course extended, a distance of 927.1 feet to a point distant 670.7 feet Northerly, measured at right angles from the South Line of said Section 23, said point being 140.3 feet

East of the West Line of Said Section 23; thence Westerly with the South Line of said Section 23, forming an angle of 46 degrees 15 minutes to the left, with the last described course extended, a distance of 24.92 feet to a point distant 68.0 feet Southwesterly measured at right angles, from said Southwesterly right of way of the Northern Illinois Toll Highway; thence Southeasterly parallel with the said Southwesterly right of way line of the Northern Illinois Toll Highway; distant of 927.1 feet to the South Line of Said Section 23; thence Easterly along the South Line of said Section 23, a distant of 24.92 feet to the point of beginning and the covenants, conditions and provisions therein contained.

Easement in favor of the Metropolitan Sanitary district of Greater Chicago as set forth in grant recorded February 13, 1975 as document 22996235, over the South 10 feet of Lot 3 and shown as "Note F" on the Plat of Resubdivision aforesaid, and the terms and conditions thereof.

A Resolution by the Board of Trustees of the Village of Elk Grove establishing a water connection charge to the land as a condition of annexation, recorded December 28, 1973 as document 22581736.

25 foot building line as shown on the Plat of Resubdivision recorded September 20, 1984 as document 27262582, as follows:

Affects the South 25 feet of Lot 3.

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Easement for public utility as shown on the Plat of Resubdivision aforesaid.

(See instrument for exact location)

A non-exclusive easement for ingress and egress for the use and benefit of Lots 1, 2 and 3 as shown on the Plat of Resubdivision aforesaid as "Note G".

Easement for sewer over the Southerly 10 feet of Lot 3 as shown on the Plat of Resubdivision aforesaid.

Easement in favor of the Illinois Bell Telephone Company, the Commonwealth Edison Company, Northern Illinois Gas Company and the Village of Elk Grove Village, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the plat recorded, filed as Document No. 27302582, to be located within the area as shown by dotted lines on said plat and marked "Easement".

Mutual and reciprocal easements for ingress and egress in, to, over, across and through the driveways, entrances, exits and parking and driveway areas through the land and other property by pedestrian or vehicular traffic, as set forth in the common access and cross-parking agreement recorded December 5, 1984 as document 27361597, and the terms and provisions contained therein.

Mutual and reciprocal easements for inspection, operation, maintenance, repair and replacement of sanitary sewer mains, water mains and storm sewer mains and appurtenances, subject to the conditions specified therein, as set forth in the declaration and grant of easement and agreement recorded May 16, 1985 as document 85022730.

Sign easement over that part of the land as shown and depicted on Exhibit C of sign easement agreement dated December 23, 2010 and recorded July 6, 2011 as document number 1116747012 by and between Patsha Management, LLC and 1800 Oakton EG, LLC.

Terms, provisions, conditions and limitations of Permanent Easement I contained in Order Vesting Title filed with the Circuit Court of Cook County, Illinois Department Law Division Case No. 2019-L-050783, recorded July 28, 2020 as Document No. 2021016127.

(See instrument for particulars and exact location)

Terms, provisions, conditions and limitations of Temporary Easement contained in Order Vesting Title filed with the Circuit Court of Cook County, Illinois Department Law Division Case No. 2019-L-050733, recorded July 28, 2020 as Document No. 2021016127.

(See instrument for particulars and exact location)

Terms, provisions, conditions and limitations of Plat of Highways recorded November 24, 2021 as Document No. 2132810000.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: April 28, 2023

Julie L. Kaminski
Signature

Julie L. Kaminski
Print Name

Subscribed and sworn to before me this 28th of April, 2023

Shannon Garvey
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

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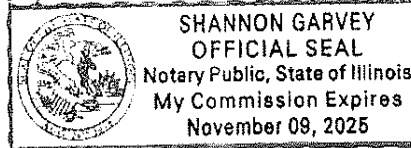
Dated: April 28, 2023

Julie L. Kaminski
Signature

Julie L. Kaminski
Print Name

Subscribed and sworn to before me this 28th of April, 2023

Shannon Garvey
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.