

WARRANTY DEED
SINGLE (ILLINOIS)
(Corporation to Corporation)

CAUTION Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness are excluded.

THE GRANTOR, Bill Knapp's Properties, Inc.
110 Knapp Drive, Battle Creek, Michigan
49015

a corporation created and existing under and by virtue of the laws of
the State of Michigan and duly authorized to transact
business in the State of Illinois, for and in consideration
of Ten (10.00)-----

----- DOLLARS,
and other good and valuable, in hand paid,
and pursuant to authority given by the Board of Directors
of said corporation, CONVEYS and WARRANTS to
La Quinta Motor Inns, Inc.

a corporation organized and existing under and by virtue of the laws of the State of Texas
having its principal office at the following address La Quinta Plaza, 10010 San Pedro St.,
San Antonio, Texas 78279-0064, the following described Real Estate situated in the County of
Cook and State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof

1987 MAY 29 PM 2:22

87289139

14th

Subject to: See Exhibit B attached hereto and made a
part hereof

PTN: 03-07-102-012
CEO W N

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be
signed to these presents by its ~~Chairman~~ and attested by its Secretary, this 27th
day of May, 1987, man

IMPRESS
CORPORATE SEAL
HERE

Bill Knapp's Properties, Inc.
(NAME OF CORPORATION)
BY Richard J. Higgins
Chairman
ATTEST Alan R. DeJoy
SECRETARY

Michigan
State of Illinois, County of Calhoun ss. I, the undersigned, Notary Public, in and for the County
and State aforesaid, DO HEREBY CERTIFY, that Richard J. Higgins personally known to
me to be the ~~Chairman~~ of the Bill Knapp's Properties, Inc.

IMPRESS
NOTARIAL SEAL
HERE

corporation, and Alan R. DeJoy personally known to me to be
the Secretary of said corporation, and personally known to me to be
the same persons whose names are subscribed to the foregoing instrument, appeared
before me this day in person and severally acknowledged that as such Chairman
~~President~~ and Secretary, they signed and delivered the said instru-
ment and caused the corporate seal of said corporation to be affixed thereto,
pursuant to authority given by the Board of Directors of said corporation, as
their free and voluntary act, and as the free and voluntary act and deed of said
corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of May 1987

Commission expires Jan 16, 1990 Annette Calvert
NOTARY PUBLIC

This instrument was prepared by Gary K. Fordyce, Chapman and Cutler, 111 West
Monroe, Chicago, IL 60603

ADDRESS OF PROPERTY
Dundee Road and Route 53

MAIL TO: { Lon Patter
(Name)
La Quinta Motor Inns I, S I,
(Address)
10010 San Pedro
(City, State and Zip)
San Antonio Texas

Arlington Heights, IL
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
(Name)
(Address)

BOX 333-HV

78279-0064

7103684 D30

87289139

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
8150

STAMPS HERE
REVENUE
MAY 29 1987

REAL ESTATE TRANSACTION TAX
8150

87289139

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WARRANTY DEED

Corporation to Corporation

TO

Property of Cook County Clerk's Office

EXHIBIT A

Description of Real Estate

THAT PART OF LOT 1 IN BILL KNAPP'S RESUBDIVISION, A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12 IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BILL KNAPP'S RESUBDIVISION RECORDED JULY 12, 1983 AS DOCUMENT NO. 26683318, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, 148.00 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 25.00 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 52.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT 1, 141.16 FEET TO AN INTERSECTION WITH A LINE 30.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1; THENCE WESTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE, 66.26 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 30.00 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 1; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 152.00 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 11.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1, 197.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PTN: 03-07-101-012

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EXHIBIT B

1. ORDER ESTABLISHING FREEWAY AND ROUTE LOCATION DECISION, BOTH RECORDED AUGUST 29, 1962 AS DOCUMENTS 18576703 AND 18576704 RESPECTIVELY, PURPORTING TO GIVE NOTICE BY THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS, DIVISION OF HIGHWAYS, STATE OF ILLINOIS, OF THE INTENT OF SAID BODY TO ESTABLISH A FREEWAY ON, OVER, ACROSS OR CONTIGUOUS TO THE LAND IN A MANNER WHICH WILL PERMIT ACCESS BETWEEN SAID FREEWAY AND ABUTTING LANDS ONLY AT ENTRANCES PROVIDED FOR SAID PURPOSES

(AFFECTS UNDERLYING).
2. RESTRICTIVE COVENANTS RECORDED SEPTEMBER 24, 1978 AND AS DOCUMENT 23650672 MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 13, 1964 KNOWN AS TRUST NUMBER 32798 PROVIDING THE OWNER SHALL INSTALL SIDEWALKS AND STREET LIGHTS AS REQUIRED BY THE VILLAGE OF ARLINGTON HEIGHTS

(AFFECTS UNDERLYING).
3. EASEMENT OVER THE EAST 20 FEET OF THE LAND IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, ASSIGNS, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES THERETO, AS SHOWN ON THE PLAT OF RESUBDIVISION AFORESAID RECORDED JULY 12, 1983 AS DOCUMENT 26683318
4. EASEMENT OVER THE EAST 20 FEET OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT TO OVERHANG AERIAL SERVICE WIRES AND ALSO WITH RIGHT OF ACCESS THERETO, AS GRANTED TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AND CABLENET INC., AND AS SHOWN ON THE PLAT OF SUBDIVISION AFORESAID JULY 12, 1983 AS DOCUMENT 26683318 (AFFECTS EAST 20)
5. 10 FOOT WATERMAIN EASEMENT AS SHOWN ON THE PLAT OF RESUBDIVISION

(AFFECTS PART OF NORTHWESTERLY LINE OF LOT 1)
6. RESERVATION AND GRANT OF A NON EXCLUSIVE ACCESS RIGHT TO THE VILLAGE OF ARLINGTON HEIGHTS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF MANHOLES, INLETS, CATCH BASINS, SANITARY LINES AND APPURTENANCES, STORM SEWER LINES AND APPURTENANCES, WATERMANS AND APPURTENANCES AND ALL OTHER EQUIPMENT AND APPURTENANCES NECESSARY FOR THE PURPOSE OF PROVIDING THE SUBDIVISION AND ADJOINING PROPERTY WITH SANITARY STORM AND WATER SERVICES OVER, UNDER AND UPON THE LAND AS SHOWN ON THE PLAT OF RESUBDIVISION
7. EASEMENT OVER THE SOUTH 17.5 FEET OF THE WEST 170 FEET, SAID 170 FEET AS MEASURED ON THE SOUTH LINE OF LOT 1 FOR INGRESS AND EGRESS, CONSTRUCTION, MAINTENANCE AND UPKEEP AS SHOWN ON PLAT OF SUBDIVISION AND AS CREATED BY EASEMENT AGREEMENT RECORDED JULY 12, 1983 AS DOCUMENT 26684378
8. EASEMENT TO ENTER UPON THE LAND AND OTHER PROPERTY RESERVED AND GRANTED TO THE COMMONWEALTH EDISON COMPANY,

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THE ILLINOIS BELL TELEPHONE COMPANY, AND CABLENET, INC., THEIR SUCCESSORS AND ASSIGNS WITH RIGHT TO CUT, TRIM OR REMOVE TREES AND BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED AS SHOWN ON PLAT OF RESUBDIVISION

9. 40 FOOT BUILDING LINE AS SHOWN ON PLAT OF RESUBDIVISION OVER THE WESTERLY AND NORTHWESTERLY LINE OF LOT 1
10. 50 FOOT BUILDING LINE AS SHOWN ON PLAT OF RESUBDIVISION OVER PART OF THE NORTH LINE OF LOT 1
11. 20 FOOT PUBLIC UTILITIES, SEWER, AND DRAINAGE EASEMENT AS SHOWN ON PLAT OF RESUBDIVISION ON PLAT OF RESUBDIVISION OVER THE EAST 20 FEET OF LOT 1
12. ONSITE UTILITY MAINTENANCE AGREEMENT RELATING TO SANITARY SEWERS, STORM SEWERS AND WATERMANS MADE BY "THE OWNERS OF BILL KNAPP'S RESTAURANT" DATED JULY 28, 1983 AS DOCUMENT 26707494
13. ONSITE UTILITY MAINTENANCE AGREEMENT RELATING TO SANITARY SEWERS, STORM SEWERS AND WATERMANS MADE BY "THE OWNERS OF BILL KNAPP'S RESTAURANT" RECORDED FEBRUARY 22, 1985 AS DOCUMENT 27451208
14. MORTGAGE AND SECURITY AGREEMENT WITH ASSIGNMENT OF RENTS DATED MAY 28, 1987 FROM LA QUINTA MOTOR INNS, INC. TO BILL KNAPP'S PROPERTIES, INC.
15. COMMON ACCESS AND CROSS PARKING EASEMENT BETWEEN LA QUINTA MOTOR INNS, INC., AS GRANTOR AND BILL KNAPP'S PROPERTIES, INC., AS GRANTEE, ALLOWING THE GRANTEE ACCESS AND PARKING RIGHTS OVER THE SUBJECT PROPERTY
16. RESTRICTIVE COVENANT BETWEEN LA QUINTA MOTOR INNS, INC. AND BILL KNAPP'S PROPERTIES, INC. RESTRICTING THE SUBJECT PROPERTY FROM USE AS A RESTAURANT, CAFETERIA OR OTHER SIMILAR FACILITY

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PLAT ACT AFFIDAVIT

RCK/PlatAct

STATE OF ILLINOIS)
COUNTY OF COOK)

Gary K. Fordyce, being duly sworn on oath, states that he resides at 516 West Briar, Chicago, Illinois. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The divisions of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance 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 easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance 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.
7. The conveyance made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

Chapman and Cutler
By Gary K. Fordyce
attorney for seller

Subscribed and sworn to before me this 29th day of May, 1989.

Notary Public

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