

UNOFFICIAL COPY

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7/25/00 10:00:01 Page 1 of 4  
2000-07-25 13:35:27  
Cook County Recorder 27.50

WARRANTY DEED



00556505

RECORDER'S STAMP

Property of Cook County Clerk's Office

4  
A

THE GRANTOR, **ARLINGTON SQUARE CONDOMINIUM VENTURE, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, whose address is c/o Golub and Company, 625 North Michigan Avenue, Chicago, Illinois 60611, for and in consideration of Ten and No/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CONVEYS and WARRANTS to **ANNETTE M. SCHUETZ** and **PATRICK L. SCHUETZ**, whose address is 5040 Chambers Drive, Barrington, Illinois 60010, not in tenancy in common, but in JOINT TENANCY, the following Premises described on **Exhibit A** which is attached hereto and made a part hereof. Notwithstanding the foregoing, this conveyance and the covenants and warranty of the Grantor made herein are subject to those matters set forth on **Exhibit A**.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to the presents by its managing member.

DATED July 21, 2000

1063  
1st AMERICAN TITLE order # 019704398

MAIL TO:

PHILLIP SOLZMAN  
P.O. BOX 1695  
Palatine, IL  
60078-1695

NAME & ADDRESS FOR REAL ESTATE TAX BILLS:

ANNETTE M. SCHUETZ  
and PATRICK L. SCHUETZ  
77 South Evergreen  
Unit 905  
Arlington Heights, IL 60005

[Signature Block is on the Following Page.]

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP JUL 24 '00  
06-10847  
505.00

ARLINGTON SQUARE CONDOMINIUM VENTURE, LLC,  
an Illinois limited liability company

By: Golub/Freed Arlington Condominium Venture, LLC,  
an Illinois limited liability company, its Manager

By: Golub AH Condo, L.P., an Illinois limited  
partnership, its Manager

By: Golub Real Estate Corp., an Illinois corporation,  
its general partner

By: *Paula Harris*  
Name: PAULA HARRIS  
Title: Vice President

ATTEST: *Lee Golub*  
Its: Secretary

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF COOK )

I, Tanika King, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that PAULA HARRIS, Vice President, and Lee Golub, Secretary of Golub Real Estate Corp., an Illinois corporation, as general partner of Golub AH Condo, L.P., an Illinois limited partnership, as manager of Golub/Freed Arlington Condominium Venture, LLC, an Illinois liability company, as manager of Arlington Square Condominium Venture, LLC, an Illinois limited company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Secretary, respectively, appeared before me this day in person and acknowledged to me that they signed and delivered the said instrument as their own free and voluntary acts, 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 notarial seal this 18<sup>th</sup> day of July, 2000.

*Tanika King*  
Notary Public

My Commission expires: 05/12/03

NAME & ADDRESS OF PREPARER:

Robert J. Taylor, Esq.  
ARNSTEIN & LEHR  
120 South Riverside Plaza  
Suite 1200  
Chicago, IL 60606



SEE "EXHIBIT A" ATTACHED TO THIS WARRANTY DEED  
AND MADE A PART HEREOF

**EXHIBIT A**  
LEGAL DESCRIPTION

**PARCEL 1:**

UNIT 905 and GARAGE SPACE 30 IN THE RESIDENCES OF ARLINGTON TOWN SQUARE, A CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

ALL OF LOTS 1, 5, 7 AND 8 TOGETHER WITH THAT PART OF LOT 2 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 2, BEING ALSO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 01 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 8.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 01 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 5.34 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, 4.87 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 00 SECONDS WEST, 1.82 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, 18.70 FEET; THENCE NORTH 00 DEGREES 01 MINUTE EAST, 2.51 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, 5.20 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 00 SECONDS WEST, 7.72 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 0.44 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 00 SECONDS WEST, 0.99 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 11.66 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 00 SECONDS EAST, 0.99 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 2.04 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 00 SECONDS WEST, 0.99 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 9.22 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 00 SECONDS EAST, 2.68 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 5.41 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING ABOVE ELEVATION 682.85 FEET USGS DATUM AND ALSO EXCEPTING THAT PART LYING BELOW ELEVATION 674.05 FEET USGS DATUM, ALL IN ARLINGTON TOWN SQUARE, BEING A RESUBDIVISION IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON APRIL 9, 1998, AS DOCUMENT NO. 98281581 AND AS AMENDED AND RE-RECORDED DECEMBER 30, 1999 AS DOCUMENT 09205833 IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 30, 1999 AS DOCUMENT NUMBER 09205834, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

The grantor hereunder ("**Grantor**") also hereby grants to the grantee hereunder ("**Grantee**"), its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining land described therein.

**EXHIBIT A - PAGE 2**

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

THIS DEED IS ALSO SUBJECT TO: (1) General real estate taxes not due and payable at the time of closing; (2) the Illinois Condominium Property Act; (3) the Condominium Documents (as defined in the Purchase Agreement), including any amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Grantee or any one claiming by, through or under Grantee; (6) easements, agreements, covenants, conditions and restrictions of record; (7) leases and licenses affecting the Common Elements or the Unit.

**ADDRESS OF PROPERTY:**

77 South Evergreen, Unit 905  
Arlington Heights, Illinois 60005

**PERMANENT REAL ESTATE TAX NOS.:**

03-29-349-024(LOT 2); 03-29-349-023(LOT 1)  
03-29-349-027(LOT 5); 03-29-349-029(LOT 7)  
AND 03-29-349-030(LOT 8)

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