

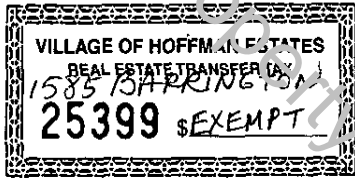
This document was prepared by:  
Gary J. Fox, Esq.  
Katten Muchin Zavis Rosenman  
525 West Monroe Street, Suite 1600  
Chicago, Illinois 60661



0030299063

After Recording, Mail to:  
Atlas Business Corporation  
1585 North Barrington Road  
Units 101 and 304  
Hoffman Estates, Illinois 60194

CC 2700.A CWG



**QUIT CLAIM DEED**  
Statutory (Illinois)

**THE GRANTOR, Hospical Professional Building II Limited Liability Company, an Illinois limited liability company, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Atlas Business Corporation, an Illinois corporation, having its principal office at 1585 North Barrington Road, Village of Hoffman Estates, County of Cook, State of Illinois all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:**

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Units 101 and 304 in the 1585 North Barrington Road Condominium as delineated on a survey of the following described real estate:

Lot 2 in Humana Medical Office Building No. 2 Subdivision, being a subdivision of part of the Northwest Fractional Quarter of Section 7, Township 41 North, Range 10 East of the Third Principal Meridian, which survey is attached as Exhibit B to the Declaration of Condominium recorded February 28, 2003 as Document No. 0030286827, together with its undivided percentage interest in the common elements, in Cook County, Illinois; also together with easements recorded April 8, 1991 as Document No. 91156363 for (a) vehicular and pedestrian ingress and egress, (b) parking spaces, (c) storm water drainage and detention; and with instrument recorded April 8, 1991 as Document No. 91156362, being the First Amendment Modifying Grants of Easements and Agreement recorded September 16, 1987 as Document No. 87506866 for ingress and egress.

THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF SECTION E, 35 ILCS 200-31/45 OF THE REAL ESTATE TRANSFER TAX LAW AND SECTION E, CHAPTER 6 OF THE COOK COUNTY REAL PROPERTY TRANSFER TAX ORDINANCE.

DATED: FEBRUARY 27, 2003

BY:

# UNOFFICIAL COPY

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Permanent Real Estate Index Number: 07-07-100-024  
Address of Real Estate: 1585 North Barrington Road, Units 101 and 304,  
Hoffman Estates, IL 60194

Grantor also hereby grants to 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 as the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This Deed is subject to all easements, covenants, conditions, restrictions and reservations contained in said Declaration, the same as though the provisions of said Declaration are recited and stipulated at length herein.

DATED <sup>AS OF</sup> this 17 day of ~~December, 2002~~ <sup>FEBRUARY, 2003</sup>.

HOSPITAL PROFESSIONAL BUILDING II LIMITED LIABILITY COMPANY, an Illinois limited liability company


By: Platinum Development Corp., an Illinois corporation, its manager

By:   
Name: Steven D. Devick  
Its: President

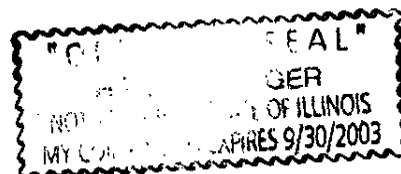
State of Illinois )  
County of Cook ) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that Steven D. Devick personally known to me to be the President of Platinum Development Corp., manager of Hospital Professional Building II Limited Liability Company, an Illinois limited liability company (the "Company"), appeared before me this day in person and acknowledged that he delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30<sup>TH</sup> day of December, 2002.

  
Notary Public

Mail subsequent tax bills to:  
Atlas Business Corporation  
1585 North Barrington Road, Units 101 and 304  
Hoffman Estates, IL 60194



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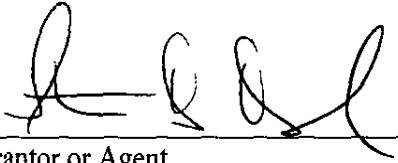
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of its knowledge, the name of the grantor 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 title to real estate under the laws of the State of Illinois.

Dated: ~~December 27~~, 2002  
FEBRUARY 27, 2003

Signature:

  
Grantor or Agent

Subscribed and sworn to before this  
30<sup>TH</sup> day of December, 2002.

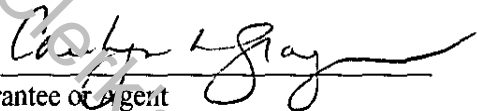
Notary Public Brigette Meger



The grantee or its agent affirms that, to the best of its 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.

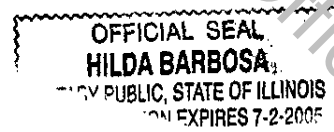
Dated: ~~December 27~~, 2003  
February 27, 2003

Signature:

  
Grantee or Agent

Subscribed and sworn to before me this  
27<sup>th</sup> day of ~~December~~, 2003.  
February

Notary Public Hilda Barbosa



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.]