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Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Limited Liability Company to
Individual)

0030364294

5869/0337 10 001 Page 1 of 4
2003-03-17 15:13:21
Cook County Recorder 30.50

00-21348
1073
[Signature]



0030364294

THE GRANTOR, XAVIER INVESTORS, 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Managers of said corporation, CONVEY(S) and WARRANT(S) to VLADO RADIC and SNJEZANA RADIC, not as tenants in common, but as joint tenants,

(GRANTEE'S ADDRESS) 1731 N. ELLIOTT, PARK RIDGE, Illinois 60068

of the County of Cook, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

See legal description attached hereto.

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions on record.

Permanent Real Estate Index Number(s): 02-12-100-045-0000
Address(es) of Real Estate: 1507 WINSLOW, PALATINE, Illinois 60074

In Witness Whereof, said party of the first part has, and has caused its name to be signed to these presents by its MANAGER, and attested by its MANAGER this 15th day of January, 2003.

XAVIER INVESTORS, LLC

By [Signature]
MICHAEL SCHNEIDER
MANAGER

Attest [Signature]
MARY KELLY
MANAGER

Chicago Title Insurance Corporation

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STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that MICHAEL SCHNEIDER, personally known to me to be the MANAGER of the XAVIER INVESTORS, LLC, and MARY KELLY, personally known to me to be the MANAGER of said limited liability company, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such MICHAEL SCHNEIDER and MANAGER they signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by the Board of Managers of said limited liability company, 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 15 day of January 192003

"OFFICIAL SEAL"
MARY A. LONG
Notary Public, State of Illinois
My Commission Expires 7/27/2004


Mary A. Long (Notary Public)


30364294

Prepared By: Mary A. Long
1625 Shermer Road
Northbrook, Illinois 60062

Mail To:
KOSTANTINOS MARKAKOS, ESQ.
115 E. COMMERCIAL ST.
WOODDALE, Illinois 60191

Name & Address of Taxpayer:
VLADO RADIC and SNJEZANA RADIC
1507 WINSLOW
PALATINE, Illinois 60074

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS MAR. -5.03	REAL ESTATE TRANSFER TAX
		0057000
		FP326669

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX MAR. -5.03	REAL ESTATE TRANSFER TAX
		0028500
		FP326670

000006887
000098373

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Property Address: 1507 E. WINSLOWE
PALATINE, IL 60074

PIN #: 02-12-100-045

PARCEL 1: LOT 9 IN PALATINE SQUARE, A PLANNED UNIT DEVELOPMENT PLAT OF PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 20, 1978 AS DOCUMENT LR 2994959.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER LOTS 34 AND 35 AS CREATED BY DECLARATION OF EASEMENTS DATED JANUARY 20, 1978 FILED JANUARY 20, 1978 AS DOCUMENT LR 2994960 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

PARCEL 3 : EASEMENT OVER THE NORTHWESTERLY 10 FEET OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF AN EASEMENT FOR INGRESS AND EGRESS AND FOR PUBLIC UTILITIES PER DOCUMENT NO. LR 2666783 WITH A LINE 50.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF RAND ROAD AS ESTABLISHED ON JANUARY 8, 1925; THENCE NORTH 46 DEGREES 20 MINUTES 08 SECONDS WEST ALONG SAID PARALLEL LINE, 350.974 FEET TO THE POINT OF INTERSECTION WITH THE LINE FORMING AN ANGLE OF 90 DEGREES 35 MINUTES 00 SECONDS WITH THE OLD CENTERLINE OF RAND ROAD (AS MEASURED FROM NORTH WEST TO SOUTH WEST) AND DRAWN THROUGH A POINT ON SAID OLD CENTERLINE, SAID POINT BEING 1107.20 FEET (AS MEASURED ALONG SAID OLD CENTERLINE) SOUTHEASTERLY OF THE NORTH LINE OF THE AFORESAID NORTHWEST 1/4; THENCE SOUTH 42 DEGREES 52 MINUTES 15 SECONDS WEST ALONG THE LAST DESCRIBED LINE, 200.019 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN 250.00 FEET (AS MEASURED PERPENDICULAR) SOUTHWESTERLY OF AND PARALLEL WITH THE AFORESAID CENTERLINE OF RAND ROAD AS ESTABLISHED ON JANUARY 8, 1925; THENCE SOUTH 46 DEGREES 20 MINUTES 08 SECONDS EAST, 348.203 FEET ALONG SAID PARALLEL LINE TO THE NORTHWESTERLY LINE OF SAID EASEMENT PER DOCUMENT NO. LR 2666783; THENCE NORTH 43 DEGREES 39 MINUTES 52 SECONDS EAST, ALONG SAID NORTHWESTERLY LINE, 200.00 FEET TO PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, FOR THE INSTALLATION, USE, MAINTENANCE, REPAIR, REPLACEMENT AND REMOVAL OF A STORM SEWER, MAINS, SERVICE LINES AND CONNECTION FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT DOCUMENT NO. LR 2997646, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4;
EASEMENT OVER THE SOUTHEASTERLY 10 FEET OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:; BEGINNING AT A POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF AN EASEMENT FOR INGRESS AND EGRESS AND FOR PUBLIC UTILITIES PER DOCUMENT NUMBER LR 2666783 WITH A LINE 50.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF RAND ROAD AS ESTABLISHED ON JANUARY 8, 1925; THENCE NORTH 46 DEGREES 20 MINUTES 08 SECONDS WEST ALONG SAID PARALLEL LINE, 350.974 FEET TO THE POINT OF INTERSECTION WITH A LINE FORMING AN ANGLE OF 90 DEGREES 35 MINUTES 00 SECONDS WITH
(Continued)

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THE OLD CENTERLINE OF RAND ROAD (AS MEASURED FROM NORTH WEST TO SOUTH WEST) AND DRAWN THROUGH A POINT ON SAID OLD CENTERLINE, SAID POINT BEING 1107.20 FEET (AS MEASURED ALONG SAID OLD CENTERLINE) SOUTHEASTERLY OF THE NORTH LINE OF THE AFORESAID NORTHWEST 1/4; THENCE SOUTH 42 DEGREES 52 MINUTES 15 SECONDS WEST ALONG THE LAST DESCRIBED LINE, 200.019 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN 250.00 FEET (AS MEASURED PERPENDICULAR) SOUTHWESTERLY OF AND PARALLEL WITH THE AFORESAID CENTERLINE OF RAND ROAD AS ESTABLISHED ON JANUARY 8, 1925; THENCE SOUTH 46 DEGREES 20 MINUTES 08 SECONDS EAST, 348.203 FEET ALONG SAID PARALLEL LINE TO THE NORTHWESTERLY LINE OF SAID EASEMENT PER DOCUMENT NO. LR 2666783; THENCE NORTH 43 DEGREES 39 MINUTES 52 SECONDS EAST, ALONG SAID NORTHWESTERLY LINE, 200.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, FOR THE INSTALLATION, USE, MAINTENANCE, REPAIR, REPLACEMENT AND REMOVAL OF A STORM SEWER, MAINS, SERVICES LINES AND CONNECTIONS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT DOCUMENT NO. LR. 2997646, ALL IN COOK COUNTY, ILLINOIS.

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