

UNOFFICIAL COPY

TICOR 11/19/03
WARRANTY DEED
STATUTORY (ILLINOIS)



Doc#: 0403331124
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 02/02/2004 02:13 PM Pg: 1 of 2

THE GRANTOR, Mika L.L.C., formerly known as Milka L.L.C., an Illinois Limited Liability Company, of the City of Wheeling, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO: Billy Bob Marketing, L.L.C. an Illinois Liability Company, 700 Perrie Drive, Suite 115, Elk Grove Village, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED

Commonly known as 1605 D Arlington Heights Rd., Arlington Heights, Illinois
Permanent Real Estate Index Number (s): 03-20-111-003-0000

TO HAVE AND TO HOLD said premises forever.

SUBJECT TO general real estate taxes for the year 2003 and subsequent years; special taxes or assessments, encroachments, building lines, zoning and building laws or codes and ordinances, public and private easements, covenants, conditions and restrictions of record.

Dated this 21 day of November, 2003.
Mika L.L.C., formerly known as Milka L.L.C.,
an Illinois Limited Liability Company

BY: [Signature]
Keith Shindler, Its Manager

State of Illinois)
ss)
County of Cook)

TICOR TITLE INSURANCE

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Keith Shindler, Manager of Mika L.L.C., formerly known as Milka L.L.C., Seller, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument on his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 21 day of November, 2003.

[Signature]
Notary Public

OFFICIAL SEAL
BRIAN D. [Name]
NOTARY PUBLIC IN THE STATE OF ILLINOIS

This instrument prepared by: Brown, Udell and Pomcrantz, 1332 N. Halsted, Suite 100, Cook County, Illinois 60111-1204
Mail to: William Mitchell
Meltzer, Purtil & Stelic
1515 East Woodfield Road-2nd floor
Schaumburg, Illinois 60173
Send subsequent tax bills to:
Billy Bob Marketing, L.L.C.
700 Perrie Drive, Suite 115
Elk Grove Village, Illinois 60007

BOX 15

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PARCEL 1:

UNIT 1605 D (LOT 3)

THAT PART OF LOT 3 IN BLOCK 3 IN STOLTZNER'S ARLINGTON NORTH, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 95.12 FEET; THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, A DISTANCE OF 12.03 FEET FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE NORTHERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE SOUTH 00/-19'-23" WEST ALONG THE CENTERLINE OF A PARTY WALL AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS, A DISTANCE OF 59.20 FEET; THENCE SOUTH 89/-37'-38" EAST, A DISTANCE OF 24.37 FEET TO THE SOUTHERLY EXTENSION OF THE EAST FACE OF A BRICK, FRAME AND STONE TOWNHOUSE BUILDING; THENCE NORTH 00/-17'-13" WEST ALONG THE EAST FACE OF SAID BUILDING AND ITS SOUTHERLY AND NORTHERLY EXTENSIONS, A DISTANCE OF 59.22 FEET; THENCE NORTH 89/-40'-38" WEST, A DISTANCE OF 24.33 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DEFINED IN DECLARATION FOR 12 OAKS AT NORTH ARLINGTON TOWNHOMES DATED SEPTEMBER 24, 2003 AND RECORDED OCTOBER 15, 2003 AS DOCUMENT 0328818158 FOR THE PURPOSE OF INGRESS AND EGRESS OVER TOWNHOME MAINTENANCE AREA AS DEFINED IN SECTION 2.04 OF THE DECLARATION AFORESAID.

