

UNOFFICIAL COPY

1st Deed
WARRANTY DEED
STATUTORY (ILLINOIS)
533485 TICOR



Doc#: 0405004105
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/19/2004 12:16 PM Pg: 1 of 3

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 1537 D Arlington Heights Rd., Arlington Heights, Illinois
Permanent Real Estate Index Number (s): 03-20-111-004-0000

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 7 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)

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 7 day of November, 2003.

Fedor Kozlov

Notary Public

This instrument prepared by: Brown, Udell and Pomerantz, 1332 N. Halsted, Suite 100, Chicago, Illinois
Mail to: William Mitchell
Meltzer, Purtil & Stelle
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



IICOR TITLE INSURANCE

BOX 15

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS

STATE TAX



FEB. 16. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

8800015906

REAL ESTATE
TRANSFER TAX

0017500

FP 102809

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



FEB. 16. 04

REVENUE STAMP

0000015850

REAL ESTATE
TRANSFER TAX

000875 0

FP326707

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PARCEL 1:

UNIT 1537 D (LOT 4)

THAT PART OF LOT 4 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 SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 94.69 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE, A DISTANCE OF 11.32 FEET FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE SOUTHERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE NORTH 00/-22'-20" EAST ALONG THE CENTERLINE OF A PARTY WALL AND ITS SOUTHERLY AND NORTHERLY EXTENSIONS, A DISTANCE OF 59.22 FEET; THENCE SOUTH 89/-35'-13" EAST, A DISTANCE OF 24.35 FEET TO THE NORTHERLY EXTENSION OF THE EAST FACE OF A BRICK, FRAME AND STONE TOWNHOUSE BUILDING; THENCE SOUTH 00/-15'-53" WEST ALONG THE EAST FACE OF SAID BUILDING AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS, A DISTANCE OF 59.22 FEET; THENCE NORTH 89/-34'-28" WEST, A DISTANCE OF 24.46 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 ~ AND RECORDED ~ AS DOCUMENT ~ FOR THE PURPOSE OF INGRESS AND EGRESS OVER TOWNHOME MAINTENANCE AREA AS DEFINED IN SECTION 2.04 OF THE DECLARATION AFORESAID.