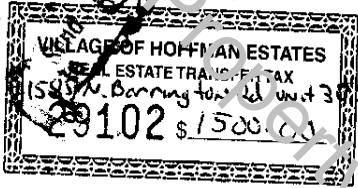


Doc#: 0433545089  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 11/30/2004 11:51 AM Pg: 1 of 4

This document was prepared by:  
Charles E. Picton, Esq.  
Katten Muchin Zavis Rosenman  
525 West Monroe Street, Suite 1600  
Chicago, Illinois 60661

After Recording, Mail to:  
Joel S. Hymen (042851)  
Hymen & Blair, P.C.  
750 W. Lake Cook Road, Suite 140  
Buffalo Grove, Illinois 60089



**WARRANTY DEED**  
**Statutory (Illinois)**

**THE GRANTOR, Platinum Development Corp.**, an Illinois corporation, 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 WARRANTS** to **Limin Ying and Jing Ping Xu**, husband and wife, as joint tenants, 1585 North Barrington Road, Suite 305, Hoffman Estates, Illinois 60194, Grantee, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Unit 305 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 003028682, 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. 87505866 for ingress and egress.

Permanent Real Estate Index Number: 07-07-100-024-0000  
Address of Real Estate: 1585 North Barrington Road, Unit 305, Hoffman Estates, IL 60194

**Subject to:** See Exhibit A, attached hereto and by this reference made a part hereof.

1ST AMERICAN TITLE Order # 126662  
1 of 3 (for Alan (6/6/04))  
HLC AK DEC

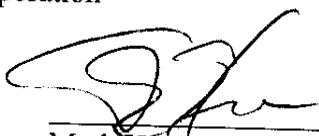
4

# UNOFFICIAL COPY

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 as of November 19, 2004.

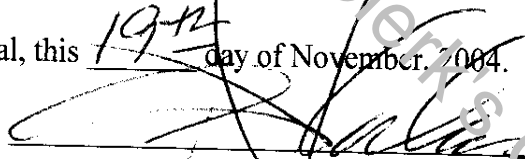
PLATINUM DEVELOPMENT CORP., an Illinois corporation

By:   
Name: Mark Hane  
Its: Vice President

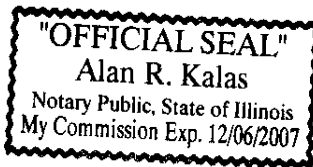
State of Illinois )  
County of DUKE ) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that Mark Hane personally known to me to be the Vice President of Platinum Development Corp. (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 19<sup>th</sup> day of November, 2004.

  
Notary Public

Mail subsequent tax bills to:  
Limin Ying  
1585 North Barrington Road  
Unit 305  
Hoffman Estates, IL 60194



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## EXHIBIT A


### Permitted Exceptions

1. General taxes for the year(s) 2003, 2004 and subsequent years.  
Tax No. 07-07-100-024-0000 (affects the land and other property)
2. Terms and provisions contained in the Declaration of Restrictions recorded November 9, 1990 as Document No. 90549668, as amended from time to time.  
Assignment to St. Alexius Medical Center by instrument recorded November 10, 1999 as Document No. 09060975, which instrument also contains a Clarification and Modification of Easements and Declaration of Restrictions.
3. Terms and provisions contained in the Right of First Refusal made by and between Downers Grove National Bank, Trustee under Trust No. 90-85, Platinum Development Corp. and American Medicorp Development Co., recorded November 9, 1990 as Document 90549670.
4. Perpetual easement as contained in the instrument recorded April 7, 1989 as Document No. 89152509 and in the agreement recorded as Document No. 89152510 and the terms and provisions therein contained.
5. Memorandum of PCS Site Agreement made by Hospital Professional Building II, L.L.C. to Sprintcorp, Inc. for a term of years stated, dated August 25, 1999 and recorded January 24, 2000 as Document No. 00056963 and the covenants and conditions as therein contained.
6. Lease made by Hospital Professional Building II, Lessor, to Nextel West Corp., Lessee, for a term of years stated, and the covenants and conditions as therein contained, as disclosed by Memorandum dated October 18, 2000 and recorded November 7, 2000 as Document No. 00874835.
7. Easement in favor of Commonwealth Edison Company and/or their successors in interest for pole lines, conduits and maintenance purposes, granted by Document LR2798580, recorded on March 13, 1975, and the terms and conditions thereof.
8. Easement in favor of Northern Illinois Gas for the installation, maintenance, repair, relocation, removal and renewal of gas mains, granted by Document 23380141 on February 3, 1976, and the terms and conditions thereof.
9. Easement in favor of Commonwealth Edison Company and/or their successors in interest for pole lines, conduits and maintenance purposes, granted by Document 23009653, recorded on March 3, 1975, and the terms and conditions thereof.
10. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company and/or their successors in interest for pole lines, conduits and maintenance purposes, granted by Document 25195233, recorded on October 16, 1979, and the terms and conditions thereof.

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11. Terms and provisions contained in the Declaration of Easements recorded September 24, 1979 as Document No. 25160201.
12. Terms and provisions contained in the Utilities Easement Grant and Dedication recorded December 7, 1983 as Document Nos. 26888368 and 26888369.
13. Plat of easement for water main recorded June 21, 1984 as Document No. 27139790 and the terms and provisions therein contained.
14. Terms and provisions contained in the Utilities Easements Grant and Dedication recorded December 7, 1983 as Document No. 26888370.
15. Grant of Easements and Agreement recorded September 18, 1987 as Document No. 87506866 and the terms, provisions and conditions therein contained.  
First Amendment recorded April 8, 1991 as Document No. 91156362.
16. Terms and conditions as shown on the Plat of Easement for Signal Equipment recorded May 17, 1990 as Document No. 90229221.
17. Building lines and easements as shown on the Plat of Humana Medical Office Building No. 2 Subdivision recorded September 10, 1990 as Document No. 90438743, together with the easement provisions contained therein.
18. Rights of the public, State of Illinois and the municipality in and to so much of part of the land as dedicated for road purposes by instrument recorded as Document No. 11172679.
19. Provisions, conditions, restrictions, options, assessments and easements as created by The Declaration of Condominium recorded February 28, 2003 as Document No. 0030286827.
20. Provisions, conditions and limitations as created by the Condominium Property Act.
21. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.

STATE TAX	STATE OF ILLINOIS	# 0000073507	REAL ESTATE TRANSFER TAX
	 NOV. 30.04 <small>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</small>		0050000
			FP326669

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000146370	REAL ESTATE TRANSFER TAX
	 NOV. 30.04 <small>REVENUE STAMP</small>		00250.00
			FP326670