

# UNOFFICIAL COPY

Route: Meacham Road  
Section: Tower Rd to Algonquin Rd  
Job No.: R-55-001-97  
County: Cook  
Parcel No.: 0003 & TE  
Owner: HHP Schaumburg, LLC  
Index No.: 07-01-101-007 & 07-12-101-022  
Address: 1939 N. Meacham Rd.,  
Schaumburg, IL



Doc#: 0503318021  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 02/02/2005 09:14 AM Pg: 1 of 4

  
VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX

1-21-05  
4138

## WARRANTY DEED

THIS INDENTURE, made this 18th day of January, 2005, by the HHP Schaumburg, LLC, a limited liability company, organized and existing under and by virtue of the laws of the State of Delaware and duly authorized to do business under the Statutes of the State of Illinois, party of the first part, and the Village of Schaumburg, party of the second part;

Witnesseth, that the said party of the first part, in consideration of the sum of Thirty Three Thousand Four Hundred Eighty and No/100 Dollars (\$33,480.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged does hereby grant, convey and warrant unto the said party of the second part the following described real estate in Cook County, Illinois, to-wit:

See attached Exhibit

The party of the first part without limiting the fee simple interest above granted and conveyed, does hereby release the party of the second part or any agency thereof forever, from any and all claims for damages sustained by the party of the first part its successors and assigns by reason of the opening, improving and using the above-described premises for roadway construction or other public right-of-way purposes; and for consideration hereinabove stated, said party of the first part also sells, conveys and relinquishes to the party of the second part all existing, future or potential easements or rights of access, crossing, light, air or view, to, from or over the premises herein described and the public highway identified as Meacham Road from or to any remaining real property of the first part abutting said roadway or other public right-of-way whether consisting of one tract or contiguous parcels. This acknowledgment does not waive any claim for trespass or negligence against the party of the second part or its agents which may cause damage to the remaining property of the party of the first part. The party of the second part shall reimburse the party of the first part for any expenses incurred by the party of the first part for damages caused by the party of the second part or its contractors or agents.

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In witness whereof, the party of the first part has caused its name to be hereunto subscribed by the managing member(s), the day and year first above written.

HHP Schaumburg, LLC

Christopher Schott

By: Christopher Schott

Its: Managing Member



STATE OF LOUISIANA )  
PRKISS ) ss  
COUNTY OF ST. TAMMANY )

I, Judy Schott, a Notary Public in and for said  <sup>parish</sup> County in the State aforesaid, do hereby certify that Christopher Schott who is/are personally known to me as the managing member(s) of HHP Schaumburg, LLC and to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such managing member(s) of HHP Schaumburg, LLC, appeared before me this day in person and severally acknowledged that he/she/they signed, sealed, and delivered the said instrument of writing as his/her/their free and voluntary act, and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth, pursuant to authority given by the members of said limited liability company.

Given under my hand and Notarial Seal on JANUARY 13, 2005.

Judy Schott  
Notary Public

This instrument was prepared by: J. Steve Santacruz, Santacruz Associates, Ltd., 444 Skokie Blvd., Suite 310, Wilmette, IL 60091.

Mail to, Taxes and Grantee: Santacruz Associates, Ltd., 444 Skokie Blvd. - Suite 310, Wilmette, IL 60091

JAI-CO-3300.0 (1 of 4)

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Route : F.A.U. 2585 (Meacham Road)  
Section: 00-00068-01-WR  
County : Cook  
Job No.: R-55-001-97  
Parcel : 0003  
Sta. 305+03.06 To Sta. 310+99.14  
Owner : HHP Schaumburg, LLC, a  
Delaware Limited Liability  
Company

Index No. 07-01-101-007  
07-12-101-022

That part of Lot 1 in Resubdivision of Lots 1 and 2 in Walden International, being a subdivision of part of Fractional Section 1 and part of the North Half of Section 12, both in Township 41 North, Range 10 East of the Third Principal Meridian, according to the plat of said resubdivision recorded October 6, 1982 as document number 26374113, except that part taken through Condemnation Case 89 L 50751, in Cook County, Illinois, described as follows:

Beginning at the intersection of the north line of said Lot 1 with the easterly right of way line of Meacham Road according to Final Judgment Order condemnation case number 89 L 50751 filed November 14, 1995 in the Circuit Court of Cook County, Illinois; thence on an assumed bearing of North 89 degrees 39 minutes 31 seconds East along the north line of said Lot 1, a distance of 4.57 feet; thence southerly 597.15 feet along a curve to the right having a radius of 13713.33 feet, the chord of said curve bears South 4 degrees 40 minutes 29 seconds West, 597.10 feet to the southerly line of said Lot 1; thence South 69 degrees 50 minutes 30 seconds West along the southerly line of said Lot 1, a distance of 4.27 feet to the easterly right of way line of Meacham Road according to Final Judgment Order condemnation case number 89 L 50751; thence North 5 degrees 12 minutes 24 seconds East along the said easterly right of way line of Meacham Road, a distance of 127.51 feet (127.49 feet, recorded); thence northerly 471.03 feet (470.97 feet, recorded) along the said easterly right of way line of Meacham Road on a curve to the left having a radius of 11529.16 feet, the chord of said curve bears North 4 degrees 26 minutes 52 seconds East, 471.00 feet (470.93 feet, recorded) to the point of beginning.

Said parcel containing 0.061 acre, more or less.

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## STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his Agent affirms that, to the best of his 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 2-2, 2005

Signature: \_\_\_\_\_

*[Handwritten Signature]*

**Grantor or Agent**

Subscribed and sworn to before me

by the said \_\_\_\_\_

this 2 day of Feb, 2005

Notary Public *[Handwritten Signature]*



The **Grantee** or his Agent affirms and verifies that 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 2-2, 2005

Signature: \_\_\_\_\_

*[Handwritten Signature]*

**Grantee or Agent**

Subscribed and sworn to before me

by the said \_\_\_\_\_

this 2 day of Feb, 2005

Notary Public *[Handwritten Signature]*



**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.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Revised 10/02-cp