



Doc#: 0520302187
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 07/22/2005 01:54 PM Pg: 1 of 5

This instrument prepared by:

David S. Martin
Neal, Gerber & Eisenberg LLP
2 North LaSalle Street
Suite 2200
Chicago, Illinois 60602

SPECIAL WARRANTY DEED

*Ameri-Realty, LLC,
an Illinois limited
liability company*

As of
This indenture, made July 18, 2005, between H.P. Lincoln Atrium, L.L.C. an Illinois limited liability company ("Grantor") and ~~Al Haroon B. Husain, as to an undivided 50% Tenant in Common interest and Naveed Ahmed as to an undivided 50% Tenant-In-Common interest,~~ whose address is 79 West Monroe, Suite 808, Chicago, Illinois 60603 ("Grantee").

Witnesseth, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is acknowledged, does hereby grant, sell, convey and warrant unto the Grantee, the following described real estate (the "Real Property"), situated in the City of Arlington Heights, Cook County, Illinois to wit:

LEGAL DESCRIPTION

UNIT NUMBER 2B IN THE LINCOLN ATRIUM CONDOMINIUM AS DELINEATED ON A SURVEY OF THE REAL ESTATE DESCRIBED ON THE ATTACHED.

THE TENANT OF UNIT 2B HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Real Property as above described, with the appurtenances, unto Grantee, their successors and/or assigns forever.

Box 400-CTCC

Robb
DA
G# 8289140

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And Grantor, for itself and its successors and/or assigns, does covenant, promise and agree, to and with Grantee, its successors and/or assigns, that it has not done or suffered to be done, anything whereby the said Real Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said Real Property, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to

(a) General real estate taxes and special assessments with respect to the Real Property which are not then due and payable;

(b) Terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto;

(c) All easements, restrictions, rights-of-way, covenants, reservations, agreements and conditions affecting all or any portion of the Real Property;

(d) All building restrictions and zoning regulations now or hereafter in effect, to the extent adopted by any municipal or other public authority and relating to all or any portion of the Real Property;

(e) Limitations and conditions imposed by the Illinois Condominium Property Act; and

(f) Installments due after July 18, 2005 of assessments established pursuant to the Declaration of Condominiums.

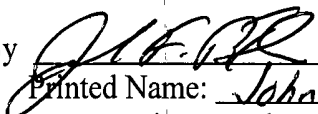
Commonly known as 135 E. Algonquin Road, Unit 2B, Arlington Heights, Illinois

Permanent index numbers: 08-16-401-037-0000
08-16-401-038-0000
(affects this and other property)

To Have And To Hold the same unto the Grantee forever.

In Witness Whereof, the Grantor has executed this Deed as of the date first above written.

H.P. Lincoln Atrium, L.L.C.
an Illinois limited liability company

By 
Printed Name: John F. Butler
Its Managing Member

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STREET ADDRESS: 135 S. ALGONQUIN RD. UNIT 2B

CITY: ARLINGTON HEIGHTS COUNTY: COOK

TAX NUMBER: 08-16-401-037-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 2B IN THE LINCOLN ATRIUM CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A:

THAT PART OF LOT 2 IN LINCOLN EXECUTIVE PLAZA RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1981 AS DOCUMENT 26056020, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF LOT 2, SAID POINT BEING 505.81 FEET, AS MEASURED ALONG SAID EAST LINE, NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 01 MINUTES 27 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 2, 505.81 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, 39.76 FEET (RECORDED 39.75 FEET) TO THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 2; THE FOLLOWING 3 COURSES ARE ALONG THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 08 DEGREES 28 MINUTES 33 SECONDS WEST, 70.94 FEET (RECORDED 70.88 FEET) TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 33 DEGREES 58 MINUTES 33 SECONDS WEST, 182.00 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 00 DEGREES 01 MINUTES 27 SECONDS EAST, 284.77 FEET TO A CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES 58 MINUTES 33 SECONDS EAST, 152.02 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B:

LOT 1 IN LINCOLN EXECUTIVE PLAZA SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RESUBDIVISION RECORDED NOVEMBER 12, 1981 AS DOCUMENT NUMBER 26056020 (EXCEPT THAT PORTION OF LOT 1 TAKEN BY CONDEMNATION IN CASE 94L50202) IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF LOT 1 IN LINCOLN EXECUTIVE PLAZA RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1981 AS DOCUMENT 26056020, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 27 DEGREES 05 MINUTES 35 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 1, 11.27 FEET TO THE POINT OF BEGINNING AT THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED; THENCE SOUTH 63 DEGREES 11 MINUTES 02 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, 15.70 FEET (SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED BEING A STRAIGHT LINE DRAWN FROM POINT ON THE WESTERLY LINE OF SAID LOT 1, 11.27 FEET AS MEASURED ALONG SAID WESTERLY LINE, SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1 TO A POINT ON THE EAST LINE OF SAID LOT 1, 11.18 FEET, AS MEASURED ALONG SAID EAST LINE, SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1); THENCE SOUTH 26 DEGREES 48 MINUTES 58 SECONDS WEST, 21.29 FEET; THENCE SOUTH 06 DEGREES 56 MINUTES 53 SECONDS EAST, 22.07 FEET; THENCE SOUTH 49 DEGREES 43 MINUTES 46 SECONDS EAST, 33.35 FEET; THENCE SOUTH 40 DEGREES 16 MINUTES 14 SECONDS WEST, 104.60 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 225.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 5.12 FEET TO THE WEST LINE OF SAID LOT 1 (THE CHORD OF SAID ARC BEARS SOUTH 39 DEGREES 37 MINUTES 07 SECONDS WEST, 5.12 FEET); THENCE NORTH 00 DEGREES 01 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, 78.40 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 27 DEGREES 05 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 1, 84.15 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED

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JANUARY 22, 2004 AS DOCUMENT 0402232122 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

SIGN EASEMENT FOR THE BENEFIT OF PARCEL B ABOVE AS CREATED BY THE FIRST AMENDMENT TO THE CONFIRMATION AND GRANT OF EASEMENT RECORDED APRIL 22, 1991 AS DOCUMENT 91184438 BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 23527 AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 23953 OVER A PART OF LOT 3 IN LINCOLN EXECUTIVE PLAZA RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN

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