

UNOFFICIAL COPY

20 25073320 / 8262695 404 B

WARRANTY DEED (Illinois)

After recording return to:

Bruce T. Logan
Ash, Anos, Freedman & Logan
77 W. Washington – Suite 1211
Chicago, Illinois 60602

Send subsequent tax bills to:

Oakwood Properties Group, L.L.C.
c/o Medical Specialists
1260 West Higgins Road
Hoffman Estates, Illinois 60195
Attn: John T. Girardi, M.D.



Doc#: 0520933189
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 07/28/2005 01:23 PM Pg: 1 of 5

THIS WARRANTY DEED is made as of the 22 day of July, 2005 by HOFFMAN ESTATES DEVELOPMENT VENTURE, INC., an Illinois corporation (the "Grantor") having an address of 1800 McDonough Road, Hoffman Estates, Illinois, 60192 to OAKWOOD PROPERTIES GROUP, LLC, an Illinois limited liability company, and BRIAN VENTURES I, LLC, an Illinois limited liability company (the "Grantees").

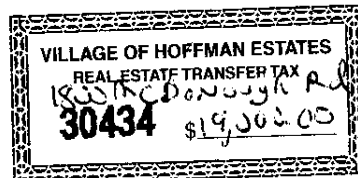
Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, and pursuant to property authority, hereby Grants, Bargain, Sells, Aliens, Remises, Releases, Conveys and Confirms unto Grantees and their successors, heirs and assigns, all right, title and interest of Grantor in the following described property (collectively, the "Property"):

1. The real property described on Exhibit A attached hereto and made a part hereof (the "Land");
2. All and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in any matter appertaining to such Land, including, any and all mineral rights, development rights, water rights and the like; and

TO HAVE AND TO HOLD the Property as tenants in common, not as joint tenants, unto Grantees and their successors, heirs and assigns, forever, *in the following proportions 65% to Oakwood Properties Group LLC and 35% to Brian Ventures I,*

AND Grantor hereby covenants with Grantees and their successors, heirs and assigns, that Grantor hereby warrants the title to said Property and will defend the same against lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the exceptions listed on Exhibit B attached hereto.

3K7



Doc: 233-CP

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed and delivered by its duly authorized officer, as of the date and year first above written.

GRANTOR:

HOFFMAN ESTATES DEVELOPMENT VENTURE, INC., an Illinois corporation

By: Anthony D. Ivankovich
Anthony D. Ivankovich, M.D., President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Tracy A. Gaylor, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anthony D. Ivankovich, M.D., personally known to me to be the President of Hoffman Estates Development Venture, Inc., an Illinois corporation, and 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 he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

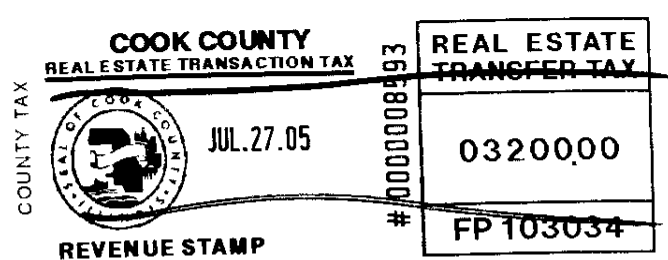
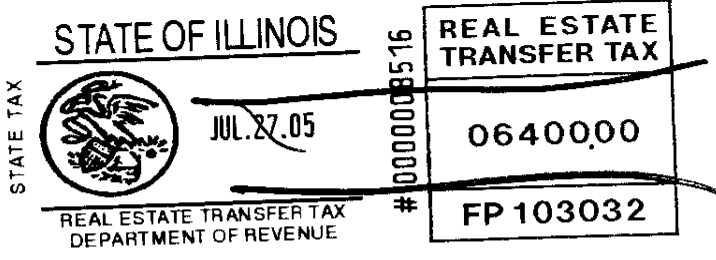
GIVEN under my hand and official seal this 22 day of July, 2005.

Tracy A. Gaylor
Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Strauss & Malk LLP
135 Revere Drive
Northbrook, Illinois 60062



UNOFFICIAL COPY

EXHIBIT A Legal Description

THAT PART OF LOT 1 IN POPLAR CREEK SURGICAL CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 1993 AS DOCUMENT NUMBER 93973544, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 29 MINUTES 56 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 501.00 FEET; THENCE SOUTH 62 DEGREES 50 MINUTES 18 SECONDS WEST, A DISTANCE OF 163.71 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 56 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 04 SECONDS WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 56 SECONDS EAST, A DISTANCE OF 125.50 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 04 SECONDS WEST, A DISTANCE OF 202.46 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 56 SECONDS EAST, A DISTANCE OF 218.75 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE NORTH 50 DEGREES 00 MINUTES 28 SECONDS EAST, ALONG SAID NORTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 312.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 30 MINUTES 04 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 199.99 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

FORMERLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 50 DEGREES 00 MINUTES 28 SECONDS WEST, ALONG THE EASTERLY LINE OF LANDS CONVEYED BY DOCUMENT NUMBER 15722947, A DISTANCE OF 77.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 30 MINUTES 04 SECONDS EAST, ALONG A LINE PARALLEL WITH, AND 50 FEET SOUTHERLY OF, AS MEASURED PERPENDICULAR TO, THE NORTH LINE OF SAID NORTHEAST 1/4, PART OF SAID PARALLEL LINE LYING WITHIN SAID NORTHEAST 1/4, BEING THE SOUTHERLY RIGHT OF WAY LINE OF SHOE FACTORY ROAD AS FOUND IN DOCUMENT NUMBER 16052039, A DISTANCE OF 199.99 FEET TO THE WESTERLY LINE OF THE ESTATES OF DEER CROSSING, UNIT ONE, RECORDED FEBRUARY 24, 1993 AS DOCUMENT NUMBER 93113139; THENCE SOUTH 00 DEGREES 29 MINUTES 56 SECONDS WEST, ALONG SAID WESTERLY LINE A DISTANCE OF 501.00 FEET; THENCE SOUTH 62 DEGREES 50 MINUTES 18 SECONDS WEST, A DISTANCE OF 163.71 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 56 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 04 SECONDS WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 56 SECONDS EAST, A DISTANCE OF 125.50 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 04 SECONDS WEST, A DISTANCE OF 202.46 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 56 SECONDS EAST, A DISTANCE OF 218.75 FEET TO SAID EASTERLY LINE DESCRIBED IN DOCUMENT NUMBER 15722947; THENCE NORTH 50 DEGREES 00 MINUTES 28 SECONDS EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 312.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1800 McDonough Road, Hoffman Estates, Illinois

P.I.Ns: 06-09-200-016-0000
 06-09-200-018-0000

UNOFFICIAL COPY

EXHIBIT B

Permitted Exceptions

1. General Real Estate Taxes for the year 2004 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the year(s) 2005.

2. Existing leases and tenancies.

3. Private, public and utility easements, if any. *AND ROADS AND HIGHWAYS, IF ANY*

4. Covenants, conditions and restrictions of record.

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK } SS.

HOWARD JAY GLAUBINGER, being duly sworn on oath, states that HE resides at 2630 CHERRY LANE, NORTHBRIDGE, ILLINOIS, 60062. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that HE makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Howard Jay Glaubinger

SUBSCRIBED and SWORN to before me

this 22~~nd~~ day of JUN, 2005

[Signature]
Notary Public

