

# UNOFFICIAL COPY

## WARRANTY DEED

AFTER RECORDING, MAIL TO:  
Anthony L. Russo  
1761 S. Naperville Road, Suite 101  
Wheaton, IL 60187

Mail Tax Bills To:

DR. Ekwert Nigaj  
1430 N. Arlington Heights Rd  
Arlington Heights, IL #203  
FIRST AMERICAN TITLE 6/2004

ORDER # 1214100



Doc#: 0525926219 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/16/2005 02:34 PM Pg: 1 of 3

RECORDER'S STAMP

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The Grantor, 313 West Dundee Development, LLC, an Illinois limited liability company existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, Conveys And Warrants to 313 West Dundee Road, LP, an Illinois limited partnership existing under and by virtue of the laws of the State of Illinois, having its principal place of business at 333 West Dundee Road, Buffalo Grove, Illinois the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof

PINS: 03-09-102-001-000; 03-09-102-010-0000; 03-09-102-012-0000.  
Address: 313 West Dundee Road, Buffalo Grove, IL 60089

Subject To: Declaration of Condominium recorded August 24, 2005, as document 0523632001; General taxes for 2004 (second installment) and subsequent years; covenants, conditions, restrictions, easements and building lines of record; License Agreement for Golfview Terrace Detention Basin recorded August 17, 2005, as document 0522955034; and Illinois Condominium property Act.

RAC

2004 (second installment)

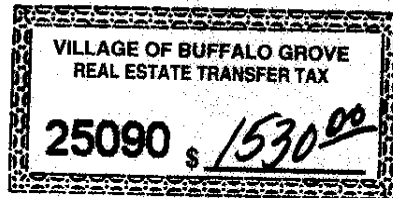
Dated this 29th day of August, 2005.

313 West Dundee Development, LLC

By:

Peter Stulberger, Member

Marvin Heimlich, Member





**UNOFFICIAL COPY****EXHIBIT A****LEGAL DESCRIPTION**

Address: 313 West Dundee Road, Buffalo Grove, Illinois

Unit 333

Permanent Index Numbers: 03-09-102-001-0000; 03-09-102-010-0000; 03-09-102-012-0000.

**PARCEL 1:**

Unit No. 333, in the Buffalo Grove Professional Center Condominium, as delineated on a plat of survey of the following described tract of land: Lot 1 in Buffalo Grove Professional Centre Subdivision, being a resubdivision of lots in Dun-Lo Highlands, in the west half of the northwest quarter of Section 9, Township 42 North, Range 11, east of the Third Principal Meridian, which plat of survey is attached as Exhibit " D" to the declaration of condominium ownership recorded August 24, 2005, as document 0523632001, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

**PARCEL 2:**

Non-exclusive license agreement for a period of 20 years, beginning January 1, 2005, and ending December 31, 2024, for the purposes of permitting storm water drainage, as created by License Agreement for Golfview Terrace Detention Basin recorded August 17, 2005, as document 0522955034, over the following described property: Commencing at the northwest corner of Section 9, Township 42 north, Range 11 east of the Third Principal Meridian; thence east along the north line thereof, an assumed bearing of north 90 degrees 00 minutes 00 seconds east, 100 feet; thence south 00 degrees 00 minutes 00 seconds east, 50.00 feet to the point of beginning; thence south 90 degrees 00 minutes 00 seconds west, 90.00 feet; thence south 00 degrees 00 minutes 00 seconds east, 270.00 feet; thence south 13 degrees 18 minutes 48 second east, 140 feet; thence north 74 degrees 17 minutes 55 seconds east, 60.00 feet; thence north 00 degrees 00 minutes 00 seconds west, 390.00 feet to the point of beginning, in Cook County, Illinois, for the benefit of the following described property: Part of Lot 1, Lot 2 (except the east 100 feet of Lot 2), Lot 71 (except the east 100 feet thereof), Lot 72 (except the east 100 feet thereof) all in Dun-Lo Highlands, being a subdivision of the west half of the northwest quarter (except the south 25 acres thereof) in Section 9, Township 42 north, Range 11 east of the Third Principal Meridian, according to the plat thereof recorded October 15, 1946 as document 13916670, in Cook County, Illinois.

Grantor also hereby grants to the 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, 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.