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. Equert NAgaj
1430 N. Arlington Height Rd
WITTINGTON HEIGHT IL #203
WIFTERST AMERICAN HILE 62004

ORDER # 1214162

2675175

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

The Grantor, 313 West Dandee 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, Il inois 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 60039

Unit 333

Subject To: Declaration of Condominium recorded August 24, 2005, and subsequent 0523632001; General taxes for 2005 (second installment) and subsequent years; evenants, 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

eter Stulberger, Member

Marvin Heimlich, Member

VILLAGE OF BUFFALO GROVE REAL ESTATE TRANSFER TAX

25090 _s <u>/530 ^{og}</u>

0525926219 Page: 2 of 3

UNOFFICIAL COPY

STATE OF ILLINOIS)	
)	SS
COUNTY OF COOK)	

I, the undersigned, a Notary Public in and for said County in the state aforesaid, DO HEREBY CERTIFY that Peter Stulberger and Marvin Heimlich, personally known to me to be the Members of 313 West Dundee Development, LLC, and the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed the said instrument as their free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 29th day of August, 2005.

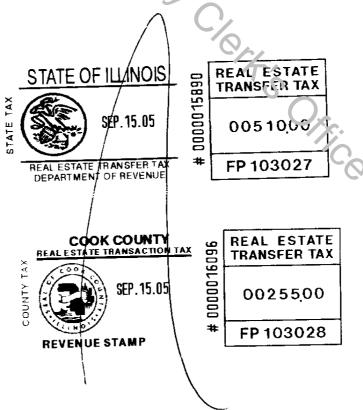
My commission expires on Apri

tpril 23

, 200<u>0</u>6

"OFFICIAL SEAL."
SHARYN BERGHOLT
Notary Public, State of Illinois
My Commission Expires 04/23/06

NAME AND ADDRESS OF PREPARER: RICHARD A. CRANE. 707 Skokie Boulevard, Suite 600 Northbrook, Illinois 60062



0525926219 Page: 3 of 3

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Address: 313 West Dundee Road, Buffalo Grove, Illinois

Mit 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 at ached as Exhibit "D" to the declaration of condominium ownership recorded August 24, 2005, as Jocument 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 Count y, Illinois, to: 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.