



Doc#: 0526534007 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/22/2005 10:26 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

This Document Prepared By and
After Recording Please Return To:

Tracy H. Michael, Esq.
Freeborn & Peters LLP
311 South Wacker Drive
Suite 3000
Chicago, Illinois 60606

THIS INDENTURE WITNESSETH, that LAKE PARK INVESTORS XVI, LLC, an Illinois limited liability company ("Grantor"), having an address of 33 North Dearborn Street, Suite 1200, Chicago, Illinois 60602, CONVEYS AND WARRANTS to DOVER PARK, INC., an Illinois corporation ("Grantee"), having an address of 33 North Dearborn Street, Suite 1200, Chicago, Illinois 60602, for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, all interest in the Real Estate situated in the County of Cook, in the State of Illinois, and legally described on Exhibit A attached hereto and by this reference made a part hereof, and subject to general real estate taxes for the year 2004 (second installment) and subsequent years not yet due and payable, and easements, encumbrances, and restrictions of record.

Permanent Index Number: Part of 08-15-400-024-0000

Property Address: 1505 Canford Cliffs, Mount Prospect, Illinois 60056

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's successors and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed as of the 14th day of September, 2005.

LAKE PARK INVESTORS XVI, LLC, an Illinois limited liability company

By: Lake Club Associates, L.L.C., an Illinois limited liability company, its Manager

By: Michael A. Tobin
Michael A. Tobin, Manager

164

GS

8292090

DB

508 334

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 MICHAEL A. TOBIN, who is the Manager of Lake Club Associates, L.L.C., an Illinois limited liability company, which is the Manager of **LAKE PARK INVESTORS XVI, LLC, an Illinois limited liability company**, 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 that as such Manager, he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of September, 2005.

Commission Expires _____

Diana F. Whelton
Notary Public

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
9-16-05 KTJ/DM
28392 \$2190.00

OFFICIAL SEAL
DIANA F WHELTON
Notary Public - State of Illinois
My Commission Expires Dec 29, 2008

STATE OF ILLINOIS
SEP. 22. 05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
0073000
FP 103032
0000012319

COOK COUNTY
REAL ESTATE TRANSACTION TAX
SEP. 22. 05
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
0036500
FP 103034
0000012177

UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL 1: THAT PART OF THE EAST 582 FEET AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF OF THAT PART OF LOT 2 IN EDWARD BUSSE'S DIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, DECEMBER 17, 1919 AS DOCUMENT NUMBER 6696216, LYING SOUTH OF THE NORTH 759.54 FEET THEREOF, AS MEASURED ON THE EAST AND WEST LINES OF SAID LOT 2 AND LYING NORTHERLY OF A LINE DRAWN FROM A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15, 335.56 FEET NORTH OF THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER TO A POINT ON THE EAST LINE OF SAID LOT 2, 539.80 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 15 (AS MEASURED ALONG THE EAST LINE OF SAID LOT 2), TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00° 00' 00" WEST ALONG THE WEST LINE OF SAID TRACT 533.66 FEET; THENCE NORTH 90° 00' 00" EAST 53.56 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87° 08' 51" EAST 19.27 FEET; THENCE SOUTH 00° 14' 02" WEST 8.89 FEET TO THE NORTH FACE OF A 2 STORY BRICK & FRAME BUILDING; THENCE SOUTH 89° 45' 58" EAST ALONG THE NORTH FACE OF SAID BUILDING 18.45 FEET; THENCE SOUTH 02° 40' 50" EAST 12.24 FEET; THENCE NORTH 79° 31' 33" EAST ALONG THE SOUTH FACE OF SAID BUILDING 8.13 FEET; THENCE SOUTH 00° 01' 35" EAST 154.43 FEET; THENCE SOUTH 89° 52' 39" WEST ALONG THE SOUTH FACE OF SAID BUILDING 27.81 FEET; THENCE SOUTH 00° 07' 21" EAST 9.76 FEET; THENCE NORTH 88° 21' 51" WEST 18.24 FEET; THENCE NORTH 00° 05' 18" WEST 182.48 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 3, 2004 AS DOCUMENT NUMBER 0433802403.

Property Address: 1505 Canford Cliffs, Mount Prospect, Illinois 60056

Permanent Index Number: Part of 08-15-400-024-0000