

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0527302234 Fee: \$32.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 09/30/2005 01:59 PM Pg: 1 of 5

THIS INDENTURE, made this 24th day of May, 2005 between **BTC COMMERCIAL, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, whose business address is 4927 Main Street, Skokie, Illinois 60077, party of the first part, and **KRISTOPHER FROST**,

whose address is 307 S. Chicago Avenue, Rockford, Illinois 61104, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 - - - (\$10.00) - - - Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: See Exhibit B attached hereto and made a part hereof.

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 the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, 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 party of the first part 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.

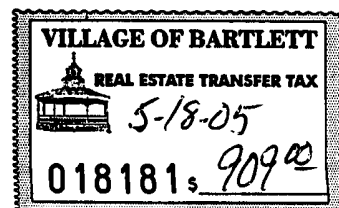
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

After Recording Return to:

5/29
20.

Kristopher Frost
241 S MAIN ST
#201
Bartlett IL 60103



BOX 333-CTI

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its authorized Agent, as of the day and year first written above.

BTC COMMERCIAL, LLC, an Illinois limited liability company

By: Bartlett Town Center, LLC, an Illinois limited liability company, its Manager

By: NEB Development, LLC, Manager

By: New England Builders, Inc., Member

By: *Christopher Rintz*
Name: Christopher Rintz
Title: Vice President

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

SEP. 21.05

00303.00

0000012009

FP 103032

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

State of ILLINOIS)

) ss.

County of COOK)

COOK COUNTY

REAL ESTATE TRANSACTION TAX

REAL ESTATE TRANSFER TAX

SEP. 21.05

00151.50

000002097

FP 103034



REVENUE STAMP

I, the undersigned, a Notary Public in and for the State of Illinois, do hereby certify that Christopher Rintz, personally known to me to be the Vice President of New England Builders, Inc., an Illinois corporation, the member of NEB Development, LLC, the Manager of Bartlett Town Center, LLC, the Manager of BTC Commercial, LLC, an Illinois limited liability company, 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 that as such Vice President, he signed and delivered the said instrument, pursuant to the authority given by the Board of Directors of said corporation as his free and voluntary act, and as the free and voluntary act of said corporation, on behalf of said limited liability company, for the uses and purposes therein set forth.

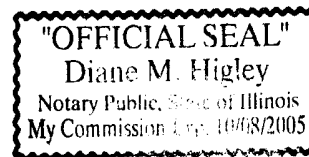
Given under my hand and official seal, this 21st day of MAY, 2005.

Commission expires 10 - 8 2005

Diane M Higley
NOTARY PUBLIC

This instrument was prepared by:

Laura E. Tilly
Miner, Barnhill & Galland, P.C.
14 W. Erie Street
Chicago, Illinois 60610



Send Subsequent Tax Bills To:

Kristopher Frost
241 S MAIN ST
#201
BARTLETT IL 60103

UNOFFICIAL COPY**EXHIBIT "A"****LEGAL DESCRIPTION OF THE PROPERTY****PARCEL 1:***See attached legal description*

Unit 201 in the Bartlett Town Center Lofts Condominium as delineated on a Plat of Survey of the following described real estate: Lot 17 in Bartlett Town Center Subdivision of part of the East Half of the Southeast Quarter of Section 34, and part of the West Half of the Southwest Quarter of Section 35, both in Township 41 North, Range 9, East of the Third Principal Meridian; which survey is attached as Exhibit ___ to the Declaration of Condominium recorded as Document Number _____ together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PARCEL 2:

The exclusive right to the use of Storage Space B, a limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as Document Number _____.

PARCEL 3:

Easements for ingress, egress, use and enjoyment over and across Lots 2 and 4 of Bartlett Subdivision, being a subdivision of part of the East ½ of the Southeast ¼ of Section 34 and part of the West ½ of the Southwest ¼ of Section 35, all in Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois; as set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements dated as of May 1, 2005 by BTC Commercial, LLC.

Address of Property: 241 S. Main Street, Unit 201, Bartlett, Illinois 60103

Permanent Index Numbers: Part of 3 PINs: 06-34-410-013-0000,
06-34-410-014-0000,
06-34-410-017-0000.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Municipal and zoning ordinances and agreements entered under them;
2. Recorded easements for the distribution of utility, municipal and Condominium or Association services;
3. Easements for the performance of Condominium or Association duties;
4. Recorded building and use restrictions and covenants;
5. Other easements, agreements, conditions, covenants and restrictions of record, if any;
6. General real estate taxes not yet due and payable at the time of Closing;
7. Illinois Condominium Act, Condominium Declaration and Plat, and Association Articles of Incorporation, Bylaws and Rules, and amendments to the above;
8. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
9. Leases and licenses affecting the Common Elements and Purchaser; and
10. Memorandum of Agreement recorded November 21, 2003 as Document Number 0332527115 between the Village of Bartlett, Bartlett Town Center LLC, BTC Residential, LLC, and BTC Commercial, LLC relating to terms and conditions of real estate purchase and redevelopment agreement.
11. Restrictive Covenant recorded November 21, 2003 as Document No. 0332527120 relating to the "Village Square" described therein
12. Grant of Easement recorded November 2, 1995 as Document No. 95750192 in favor of the Village of Bartlett of a permanent landscape easement over Lot 2.
13. Declaration of Covenants Conditions, Restrictions and Easements dated as of May 1, 2004, and recorded as Document No. _____.
14. No Further Remediation Letter recorded as Document No. _____.

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 008272591 NA

STREET ADDRESS: 241 SOUTH MAIN STREET

UNIT 201

CITY: BARTLETT

COUNTY: COOK

TAX NUMBER: ~~06-34-410-013-0000~~**LEGAL DESCRIPTION:**

PARCEL 1:

UNIT 201 IN THE BARTLETT TOWN CENTER LOFTS CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 17 IN BARTLETT TOWN CENTER SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, AND PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, BOTH IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0514434072 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE B, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0514434072.

PARCEL 3:

EASEMENTS FOR INGRESSES, EGRESS USE AND ENJOYMENT OVER AND ACROSS LOTS 2 AND 4 OF BARTLETT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34 AND PART OF THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 35, ALL IN TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED AS OF MAY 1, 2005 BY BTC COMMERCIAL, LLC, AND RECORDED MAY 24, 2005 AS DOCUMENT NUMBER 0514434072.

PUN#06-34-410-013-0000
 06-34-410-014-0000
 06-34-410-017-0000