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4324143/29133006J 10B
Warranty Deed
Statutory (ILLINOIS)



Doc#: 0602333175 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/23/2006 12:55 PM Pg: 1 of 4

This document was prepared by:
David S. Martin
Neal, Gerber & Eisenberg LLP
Two North LaSalle Street
Suite 2400
Chicago, IL 60602-3801

(The Above Space for Recordors Use Only)

THE GRANTORS, **Mercury Group X, L.L.C.**, an Illinois limited liability company, as to an undivided 25% Tenant-In-Common interest; **Mercury Group XI, L.L.C.**, an Illinois limited liability company, as to an undivided 25% Tenant-In-Common interest; **Deerfield Two, L.L.C.**, an Illinois limited liability company, as to an undivided 25% Tenant-in-Common interest, and **Deerfield Three, L.L.C.**, an Illinois limited liability company, as to an undivided 25% Tenant-In-Common interest, of 955 Plum Grove Road, Suite C, Schaumburg, Illinois 60173, for and in consideration of Ten and No/ 00 ----- (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, **CONVEY** and **WARRANT** their respective undivided interest to:

Vikas Kalwani and Anita Kalwani
1015 E. Olde Virginia Road
Palatine, IL 60074-8771

Not as Tenants in Common but in **JOINT TENANCY**, in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See page 12 for legal description.)

Permanent Index Number(s) (PIN): 07-14-200-051-1014

Address(es) of Real Estate: 939 E-H Plum Grove Road
Unit 10B
Schaumburg, Illinois 60173

DATED as of the 23rd day of December, 2005

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
12-22-05
7211 \$700.00

MERCURY GROUP X, L.L.C.,
an Illinois limited liability company

By: Timothy S. Wagener (SEAL)
Timothy S. Wagener
Its Manager

4/1/06

MERCURY GROUP XI, L.L.C.,
an Illinois limited liability company

By: Timothy S. Wagener (SEAL)
Timothy S. Wagener
Its Manager

BOX 333-611

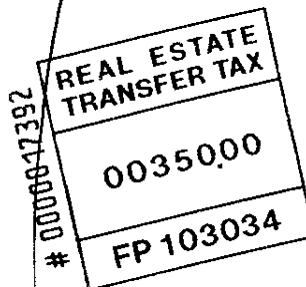
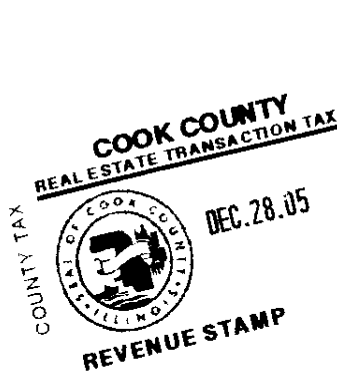
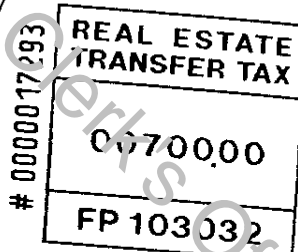
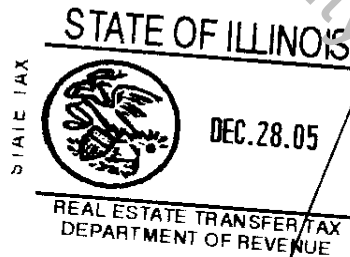
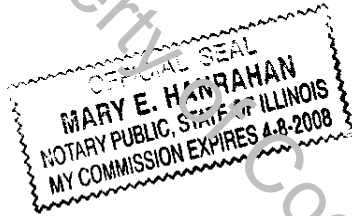
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State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Timothy S. Wagener**, as the Manager of Mercury Group X, L.L.C., an Illinois limited liability company and Mercury Group XI, L.L.C., 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of December 2005

Notary Public Mary E. Hanrahan
Commission expires: 4-8-2008



Property of Cook County Clerk's Office

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DEERFIELD TWO, L.L.C.,
an Illinois limited liability company

By: *Mark R. Hoffman* (SEAL)
Mark R. Hoffman
Its Manager

DEERFIELD THREE, L.L.C.,
an Illinois limited liability company

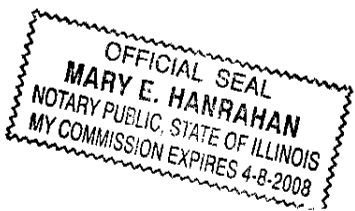
By: *Mark R. Hoffman* (SEAL)
Mark R. Hoffman
Its Manager

Property of Cook County Clerk's Office

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Mark R. Hoffman**, as the Manager of Deerfield Two, L.L.C., an Illinois limited liability company and Deerfield Three, L.L.C., 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of December 2005



Mary E. Hanrahan
Notary Public
Commission expires: 4-8-2008

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Legal Description

Of premises commonly known as 939 E-H Plum Grove Road, Schaumburg, Illinois 60173.

PARCEL 1:

UNIT NUMBER 10B IN WOODFIELD LAKE OFFICE COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25442271 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBERS. 35600 AND 36713 AND LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NO. 101043 DATED MARCH 16, 1981 AND RECORDED MARCH 24, 1981 AS DOCUMENT 25815749, IN COOK COUNTY, ILLINOIS.

PERMITTED EXCEPTIONS

1. General real estate taxes and special assessments not due and payable;
2. Terms, provision, covenants and conditions of the Declaration of Condominium, and all amendments thereto;
3. All easements, restrictions, rights-of-way, covenants, reservations, agreements and conditions affecting all or any portion of the property;
4. All building restrictions and zoning regulations now or hereafter in effect, to the extent adopted by any municipal or other public authority and relating to all or any portion of the property;
5. Limitations and conditions imposed by the Illinois Condominium Property Act; and
6. Installments due after December 23, 2005 of assessments established pursuant to the Declaration of Condominium.
7. Lease dated September 30, 2003 between Mercury Investments, Inc. and Excalibur Consulting Group for Suite E, lease dated February 17, 2003 between Mercury Investments, Inc. and Beijer Electronics, Inc. for Suite F, and lease dated March 7, 2003 between Mercury Investments, Inc. and The Harvest Consulting Group, Inc. for Suites G&H.

Mail to:

<p>Gardi & Haight, Ltd. 939 N. Plum Grove Road Suite C Schaumburg, IL 670173</p>
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SEND SUBSEQUENT TAX BILLS TO

Vikas and Anita Kalwani

1015 E. OLDF VIRGINIA ROAD	(Name)
PALATINE, IL 60074	(Address)
	(City, State and Zip)

Or: Recorder's Office Box No. _____

NGEDOCs: 013782.0526:1221671.1