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This instrument was prepared by:

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2805 Butterfield Road, Suite 150
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Doc#: 0611533086 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/25/2006 10:23 AM Pg: 1 of 2

After recording, return to:

Patrick A. Mitchell
Attorney At Law
3525 W. Peterson, Suite 218
Chicago, IL 60659

Send Subsequent Tax Bills to:

Mac Bhambra
2640 Patriot Blvd., Suite 140
Glenview, Illinois

0338095 26027318
WB

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT THE GRANTOR, PATRIOT COURTYARDS INVESTORS, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Arizona, and duly authorized to transact business in the State of Illinois, for the consideration of ten and 00/100 dollars (\$10.00) and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto TRADEX GROUP, INC., an Illinois corporation, MENJINDER S. BHAMBRA, ~~PRADESH BHAMBRA~~, SUBASH C. GOYAL and SARITA GOYAL, not as joint tenants, BUT AS TENANTS IN COMMON, of 1519 Patriot Blvd., Glenview, Illinois, ("Grantees") the following described real estate, situated in the County of Cook and State of Illinois known and described to wit:

UNIT NUMBER "A-2-B" IN PATRIOT COURTYARDS OFFICE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 2 IN PRAIRIE GLEN CORPORATE CAMPUS, PHASE 1, UNIT 1, A RESUBDIVISION OF A PORTION OF LOT 4 IN GLENVIEW NAVAL AIR STATION SUBDIVISION NO. 2, BEING A SUBDIVISION OF PART OF SECTIONS 15, 21, 22, 23, 26, 27, 28, AND 34, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THRID PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 6, 2006, AS DOCUMENT NO.: 0600627031, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject to: (a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants and conditions of the Declaration of Condominium of Patriot Courtyards Office Condominium Association ("Declaration"); (c) private, public and utility easements, including any easements established by or implied from the Declaration; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not yet due for any special tax or assessment for improvements heretofore completed; (i) general taxes not yet due and payable; (j) installments not yet due for assessments established pursuant to the Declaration; (k) Purchaser's mortgage; (l) acts done or suffered by Purchaser; (m) applicable zoning, planned development and building laws and ordinances; and (n) rights of the public, the State of Illinois, the County of Cook, the Village of Glenview, and adjoining and contiguous owners to use and have maintained the drainage ditches, feeders, lateral and water retention basins located in or serving the Parcel.

Permanent Index Number: 04 - 22 - 101 - 041 - 0000 (underlying)

Address of Real Estate: 2640 Patriot Blvd., Suite 140, Glenview, IL

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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 Grantor, either in law or equity, of, in and to the above described premises: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and its successors and assigns forever.

The Grantor for itself and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

Dated this 7th day of April, 2006.

PATRIOT COURTYARDS INVESTORS, LLC, an Arizona limited liability company

By: Equity Enterprises – Nevada, Inc., a Nevada corporation

By: *Ronald Buchholz*
Ronald Buchholz, President

Attest: *Charice Buchholz*
Charice Buchholz, Secretary

State of California)
County of Santa Clara)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Ronald Buchholz and Charice Buchholz, personally known to me to be the President and Secretary of Equity Enterprises – Nevada, Inc., the Manager of PATRIOT COURTYARDS INVESTORS, LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such authorized President and Secretary, they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of April, 2006

[Signature]
Notary Public

