### **UNOFFICIAL COPY**

WARRANTY DEED

(LLC TO LLC)

THE GRANTOR

O'Higgins, Arnold and Smith, L.L.C., an Illinois limited liability company, organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Ilino's, for and



0629133119 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 10/18/2006 10:27 AM Pg: 1 of 4

in consideration of Ter. & 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the members of said limited liability company, CONVEYS and WARRANTS to 895 American Lane, LLC, an Illinois Limited Liability Company, organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at the following address: 236 Waukegan Road, Glenview, Illinois 60025, the following described Real Estate situated in the County of Cook and State of Illine is, to wit:

See Legal Description attached hereto and nade a part hereof

Permanent Tax Index Number: 07-14-200-044 and 07-14-200-046

Commonly known as 895American Lane, Schaumburg, Vilnois 60173

Subject to general real estate taxes for the year 2006 and subsequent years; covenants; conditions; easements; and restrictions of record.

In Witness Whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Members, pursuant to authority given by the Members of said limited liability company, this and day of och, 2006.

O'Higgins, Arnold and Smith, LLC.

BY:

Timothy A. Smith, Member

**(4)** 

VILLAGE OF SCHAUMBURG REAL ESTATE TRANSFER TAX

9394

\$1,950<sup>,00</sup>

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### **UNOFFICIAL COPY**

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Keith B. O'Higgins, Timothy A. Amith and Larry L. Arnold, personally known to me to be the Members of O'Higgins, Arnold and Smith, LLC, a limited liability company, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Members they signed and delivered the said instrument pursuant to authority, given by the Members of said limited liability company as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this and day of Oct., 2006

CASTAL SEAL
DIANNE IN THAVER
NOTARY PUBLIC - STAZ OF ELINOIS
MY COMMISSION ENVIRONMENTAL

Diane R. Schave Notary Public

My Common Supplemental

1-2-09

This instrument was prepared by:

Richard W. Laubenstein 216 West Higgins Road

Park Ridge, Illinois 60068

Mail to:

Send Tax bills to:

Dund Schluster 50 turner aug Ele Gran Village el 40057 236 Danhegen M. Clenhin Mews

STATE OF ILLINOIS

OCT.11.06

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX

0195000

# FP 103032

REVENUE STAMP

REAL ESTATE TRANSFER TAX

0097500

# FP 103034

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## **UNOFFICIAL COPY**

#### PARCEL 1:

LOT 1 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1 SUBDIVISION BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO.

PARCEL 2.

EASEMENT APPURTENANT FOR THE BENEFIT OF PARCELS 1 AND 3 FOR INGRESS AND EGRESS AS CREATED BY JUNT OF EASEMENT MADE BY AND BETWEEN LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 22, 1982 AND KNOWN AS TRUST NUMBER 105036 AS GRANTOL TO LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 22, 1981 AND KNOWN AS TRUST NUMBER 104022 AS GRANTEE DATED AUGUST 30, 1982 AND RECORDED SEPTEMBER 17, 1982 AS DOCUMENT 26353534 OVER THE FOLLOWING DESCRIBED LAND: LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1 SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MEXIDIAN, IN COOK COUNTY, ILLINOIS.

AND ALSO

PARCEL 3:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIPT AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 1N WOODFIELD LAKE OFFICE CAMPUS UNIT 1; THENCE DUE NORTH A DISTANCE OF 312.02 TO A POINT: THENCE DUE EAST A DISTANCE OF 108.50 FEET TO A POINT; THENCE DUE SOUTH A DISTANCE OF 311.03 FEET TO A POINT; THENCE NORTH 79 DEGREES 22 MINUTES 49 SECONDS WEST A DISTANCE OF 41.18 FEET TO A POINT; THENCE SOUTH 74 DEGREES 52 MINUTES 34 SECONDS WEST A DISTANCE OF 38.33 FEET TO A POINT; THENCE NORTH 87 DEGREES 22 MINUTES 25 (ECONDS WEST A DISTANCE OF 31.06 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

# **UNOFFICIAL COPY**

### PLAT ACT AFFIDAVIT

STA	TE OF ILLINOIS
COL	SS.  JNTY OF COOK
	Keith B. O'Higgins , being duly sworn on oath, states that
	resides at That the
attac	ched deed is not in violation of 765 ILCS 205/1 for one of the following reasons:
1.	Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
/	- OR -
	the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2.	The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3.	The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4.	The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5.	The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6.	The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7.	The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8.	Conveyances made to correct descriptions in prior conveyances.
9.	The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
	RCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.
Aff Illir	iant further states that makes this affidavit for the purpose of inducing the Recorder of Dee. s of Cook County, nois, to accept the attached deed for recording.
SU	BSCRIBED and SWORN to before me
this	Notary Public DAVID R. SCHLUETER
	NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 3/1/2007