

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTOR(S):

BANBURY METROLOFTS, LLC

A limited liability corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, in hand paid, CONVEYS AND WARRANTS to:

MARK D. HEFFERNAN a single man,

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

1071  
Z  
8364673  
CTI

PARCEL 1: UNIT NO. 212 IN METROLOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST ONE THIRD OF LOTS 1 AND 2; THE EAST HALF OF LOT 6; AND LOT 3 ALL IN BLOCK 26, IN THE TOWN OF DUNTON, IN THE SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 5, 2007 AS DOCUMENT NUMBER 0700516044, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF STORAGE SPACE S-9, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0700516044 AND IN THE SURVEY ATTACHED THERETO AS EXHIBIT "C".

Grantor also hereby grants to the Grantee, 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 Grantor 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.

3h  
8/18



Doc#: 0709433062 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 04/04/2007 08:45 AM Pg: 1 of 3

: ONLY

BOX 303-07

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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.

Permanent Real Estate Index Number(s): 03-29-347-004-0000; 03-29-347-016-0000  
03-29-347-017-0000; 03-29-347-018-0000  
03-29-347-019-0000; 03-29-347-020-0000

Address(es) of Real Estate: 10 S. Dunton, # 212, Arlington Heights, IL 60005

In Witness whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 12<sup>th</sup> day of January, 2007.

BANBURY METROLOFTS, LLC

By: *Dennis Hesse*  
Dennis Hesse, Manager

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF ~~DUPAGE~~ )  
                                  Kane

EXEMPT UNDER THE PROVISIONS OF  
PARAGRAPH 4 OF THE REAL ESTATE  
TRANSFER TAX ACT DATE 3/5/07  
*Jose Mall*

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Dennis Hesse is personally known to me to be a Managing Member of Banbury Metrolofts, LLC and to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Authorized Agent, has signed and delivered the said instrument and pursuant to authority given by the Partnership of said limited liability corporation, as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12<sup>th</sup> day of Jan. 2007.

My commission expires: 4-22-08

*Wendy L Kullas*  
Notary Public

(Seal)



This instrument was prepared by:

Michael J. Domanico, Esq.  
503 N. Front Street  
McHenry, Illinois 60050

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Mark D. Heffernan  
10 S. Dunton, # 212  
Arlington Heights, IL 60005

Mark D. Heffernan  
10 S. Dunton, # 212  
Arlington Heights, IL 60005

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 3/29/07, \_\_\_\_\_ Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 29<sup>th</sup> day of March  
2007

[Signature]  
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 3/29/07, \_\_\_\_\_ Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 29<sup>th</sup> day of March  
2007

[Signature]  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]