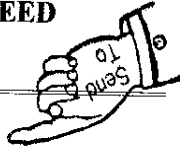


# UNOFFICIAL COPY



## WARRANTY DEED



Doc#: 0716210101 Fee: \$36.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/11/2007 03:53 PM Pg: 1 of 7

### RETURN TO:

Denise King Garvy  
Toussant & Carlson  
2805 Butterfield Road, Suite 150  
Oak Brook, IL 60523

### GRANTEE NAME & ADDRESS and TAXES TO:

Burr Ridge Office Investors, LLC  
9500 E. Ironwood Square Drive  
Suite 201  
Scottsdale, AZ 85258

*THIS WARRANTY DEED* dated the 31st day of May 2007 between the Grantors, L/M Development, LLC, an Illinois limited liability company of Glen Ellyn, Illinois, with respect to a 50% undivided interest as tenant in common, Theodore J. Schmidt of Burr Ridge, Illinois, with respect to a 30% undivided interest as tenant in common and RB Exchange LLC of Burr Ridge, Illinois, with respect to a 20% undivided interest as tenant in common (L/M Development, LLC, Theodore J. Schmidt and RB Exchange LLC may be collectively referred to as "Grantors") for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) in hand paid, and other good and valuable considerations, CONVEYS and WARRANTS to the Grantee, Burr Ridge Office Investors, LLC, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### See Attached Legal Description of Real Estate

### Subject to:

1. General taxes for the second installment for 2006, 2007 and subsequent years;
2. Rights of the public, the State of Illinois, and County of Cook in and to that part of the land, if any, taken or used for road purposes;
3. Easements, covenants, ordinances, and restrictions of record;
4. Zoning and Building Laws and Ordinances of Cook County, Illinois;
5. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any;

P.I.N. 18-30-300-025

11650 Bridewell Drive  
Burr Ridge, IL 60527

Together with the tenements and appurtenances thereto belonging, situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

First American Title Order #

NCS 196258

DEC 3 OF 7

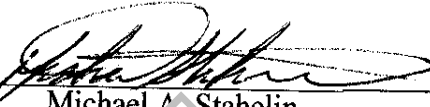
AMK


# UNOFFICIAL COPY

GRANTORS warrant that at the time of this conveyance, the subject property is not Grantor's homestead within the meaning of the laws of the State of Illinois, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is as set forth hereinabove.

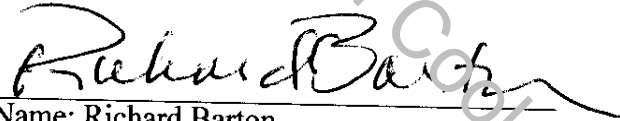
IN WITNESS WHEREOF, the said Grantors have signed this instrument the day and year first above written.

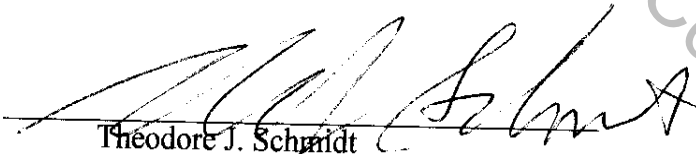
L/M Development, LLC


By:   
Michael A. Stahelin  
Its: Member

By:   
Leland M. Stahelin  
Its: Member


RB Exchange LLC

By:   
Name: Richard Barton  
Its: Sole Member

  
Theodore J. Schmidt

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	 JUN. 11. 07	0975250
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 103037

# 0000013438

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	 JUN. 11. 07	0487625
	REVENUE STAMP	FP 103042

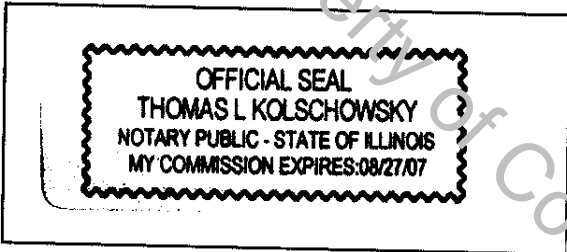
# 0000025745

# UNOFFICIAL COPY

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF DURAGE        )

On the 31<sup>st</sup> day of May, 2007 before me, the undersigned Notary Public, personally appeared, Michael A. Stahelin and Leland M. Stahelin of L/M Development, LLC, and known to me to be the members or designated agents of the limited liability company that executed the foregoing instrument and acknowledged the foregoing to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath states that they are authorized to execute this instrument and in fact executed the instrument on behalf of the limited liability company



**GIVEN UNDER** my hand and notarial seal this 31<sup>st</sup> day of May 2007.

Thomas L Kolschowsky  
Notary

My commission expires on 8/27/07

**PREPARED BY:**

Thomas L. Kolschowsky  
800 Roosevelt Rd.  
Building A, Suite 120  
Glen Ellyn, IL 60137  
630-469-3331

**PROPERTY ADDRESS:**

19.765 acres McClintock Drive  
Burr Ridge, IL 60527

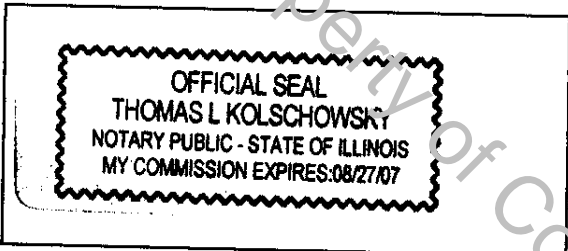
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS.

On the 31<sup>st</sup> day of May, 2007 before me, the undersigned Notary Public, personally appeared, RB Exchange LLC, and known to me to be the member or designated agent of the limited liability company that executed the foregoing instrument and acknowledged the foregoing to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath states that he is authorized to execute this instrument and in fact executed the instrument on behalf of the limited liability company



**GIVEN UNDER** my hand and notarial seal this 31<sup>st</sup> day of May 2007.

*Thomas L. Kolschowsky*  
\_\_\_\_\_  
Notary

My commission expires on 8/27/07

**PREPARED BY:**

Thomas L. Kolschowsky  
800 Roosevelt Rd.  
Building A, Suite 120  
Glen Ellyn, IL 60137  
630-469-3331

**PROPERTY ADDRESS:**

19.765 acres McClintock Drive  
Burr Ridge, IL 60527

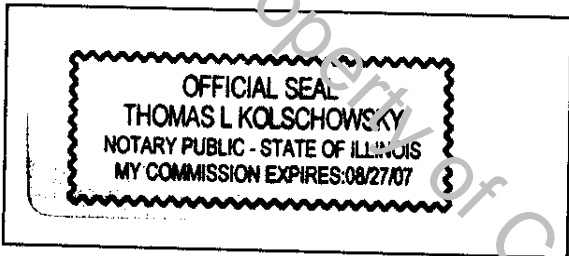
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## ACKNOWLEDGMENT

STATE OF ILLINOIS        )  
                                  ) SS.  
COUNTY OF DUPAGE    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Theodore J. Schmidt, 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 they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.



**GIVEN UNDER** my hand and notarial seal this 31<sup>st</sup> day of May 2007.

[Signature]  
Notary

My commission expires on 8/27/07

**PREPARED BY:**

Thomas L. Kolschowsky  
800 Roosevelt Rd.  
Building A, Suite 120  
Glen Ellyn, IL 60137  
630-469-3331

**PROPERTY ADDRESS:**

19.765 acres McClintock Drive  
Burr Ridge, IL 60527

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**Order Number: **NCS-196258-CHI2**

Page Number: 5

**ALTA Commitment  
Schedule C**

File No.:NCS-196258-CHI2

## Legal Description:

THAT PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30, 741.69 FEET, AS MEASURED ALONG SAID EAST LINE, NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 30, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 7 IN BURR RIDGE PARK UNIT 1, BEING A SUBDIVISION IN THE WEST 1/2 OF SAID SECTION 30, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1984 AS DOCUMENT NO. 26915064; THENCE NORTH 87 DEGREES, 57 MINUTES, 06 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 7, 653.98 FEET TO THE NORTHWEST CORNER THEREOF, BEING ALSO THE SOUTHEAST CORNER OF LOT 8 IN SAID BURR RIDGE PARK UNIT 1; THE FOLLOWING THREE COURSES ARE ALONG THE EASTERLY LINE OF LOTS 8, 9 AND 10 IN SAID BURR RIDGE PARK UNIT 1; THENCE NORTH 00 DEGREES, 09 MINUTES, 48 SECONDS EAST, 400.00 FEET; THENCE NORTH 02 DEGREES, 23 MINUTES, 05 SECONDS WEST, 318.92 FEET; THENCE NORTH 20 DEGREES, 39 MINUTES, 54 SECONDS EAST, 465.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, BEING ALSO A POINT ON THE SOUTHERLY LINE OF THE PERMANENT EASEMENT FOR HIGHWAY PURPOSES AS PER INSTRUMENT RECORDED AUGUST 12, 1959 AS DOCUMENT NO. 17627674; THENCE NORTH 70 DEGREES, 51 MINUTES, 56 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID PERMANENT EASEMENT FOR HIGHWAY PURPOSES, 696.26 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTH 00 DEGREES, 06 MINUTES, 00 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, 1435.22 FEET TO THE PLACE OF BEGINNING, IN COCK COUNTY, ILLINOIS.

Clerk's Office

# UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
  )SS.  
COUNTY OF COOK )

THOMAS L. KOLSITOWSKY being duly sworn on oath, states that he resides at 272 Downing Place Geneva IL That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

Section A Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.

OR

Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configurations of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

**CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.**

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

Thomas L. Kolsitowsky

SUBSCRIBED AND SWORN to before me  
This 27<sup>th</sup> day of MAY 2007

[Signature]  
NOTARY PUBLIC

"OFFICIAL SEAL"  
Alan R. Kalas  
Notary Public, State of Illinois  
My Commission Exp. 12/06/2007