

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (ILLINOIS)



Doc#: 0718705000 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/06/2007 08:50 AM Pg: 1 of 2

THIS INDENTURE, made this _____ day of June, 2007, between 1801 Hicks Company LLC, a Limited Liability Company 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, party of the first part, and

SPACE FOR RECORDER'S USE ONLY

Hicks Road Office Condo, LLC, an Illinois Limited Liability Company
2707 Mill Creek Lane
Rolling Meadows, Illinois 60008

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 Dollars and other good and valuable consideration in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, by these present does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT NUMBER "D" IN THE INTERCHANGE BUSINESS CENTER CONDOMINIUM ASSOCIATION, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT A IN PLUM GROVE COUNTRYSIDE UNIT 1, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 25, 2006, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0626831061, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to the Grantee, its successors and assigns, such 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, 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.

The tenant of Unit "D" has no right of first refusal.

This deed is also 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): 02-26-109-033-0000

Address(es) of real estate: 1801 Hicks Road, Unit "D"
Rolling Meadows, Illinois 60008

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, forever.

070082900123

Attorneys' Title Guaranty Fund, Inc
1 S Wacker Dr., STE 2400
Chicago, IL 60606-4650

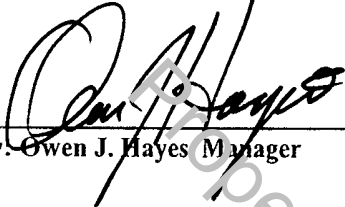
Handwritten initials/signature

UNOFFICIAL COPY

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, and successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: general taxes for the year 2006 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, the day and year first above written.

1801 Hicks Company, LLC


By: Owen J. Hayes Manager

CITY OF ROLLING MEADOWS, IL REAL ESTATE TRANSFER STAMP	
DATE	6/22/07 \$ 825.00
ADDRESS	1801 Hicks Dr 6951 Initial <i>OH</i>

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 Owen J. Hayes, personally known to me to be the Manager of 1801 Hicks Company LLC and 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 as such Manager, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said company for the uses and purposes therein set forth.

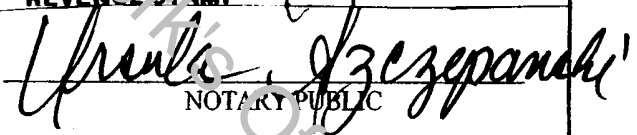
GIVEN UNDER MY HAND AND OFFICIAL SEAL

THIS 26th day of June, 2007.

Commission expires



COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP # 0000034093	JUL. -2.07	REAL ESTATE TRANSFER TAX
		0013750
		FP326665


NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

Owens, Owens and Rinn, Ltd.
444 N. Northwest Highway, Suite 350
Park Ridge, Illinois 60068

STATE TAX # 000023109	JUL. -2.07	REAL ESTATE TRANSFER TAX
		0027500
		FP326652

MAIL TO:

Joseph G. Haffner, Esq.
662 Waukegan Road
Glenview, IL 60025

SEND SUBSEQUENT TAX BILLS TO:

Hicks Road Office Condo, LLC
2707 Mill Creek Lane
Rolling Meadows, IL 60008