

UNOFFICIAL COPY

WARRANTY DEED Statutory (ILLINOIS) (Corporation to Individual)

THE GRANTORS **Rand Management Group, Inc.**, a 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 TEN and NO/100THS (\$10.00) DOLLARS, in hand paid, and pursuant to authority given by the Board of **Rand Management Group, Inc.** said corporation, CONVEYS and WARRANTS to

Angelo Kalyviaris, John Kalyviaris, Thomas C. Diamond and Peter Diamond, Tenants in Common, as to Twenty-Five (25%) Percent undivided to each, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

Lot 1 in Huntington Square Subdivision, a Subdivision in Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded as Document 87562632, in Cook County, Illinois.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND ACROSS THE LAND AS FOLLOWS:

The Northwesterly 15 feet of Lot "B" in First Addition to Stonebridge Hill Apartments being a subdivision in the Northeast 1/4 of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, as Granted in Agreement dated December 20, 1974 and Recorded December 26, 1974 as Document 22948132, made by and between the Exchange National Bank of Chicago, as Trustee under Trust Agreement Dated September 14, 1961 and known as Trust Number 14014, in Cook County, Illinois.

Permanent Real Estate Index Numbers: 03-08-102-009-0000

Address of Real Estate: 1010-1060 West Rand Road, Arlington Heights, IL 60004



Doc#: 0721835580 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/06/2007 01:44 PM Pg: 1 of 3

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27055176/LM 2202593

BOX 333-CT

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IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 1st day of July, 2007.

Rand Management Group, Inc.

IMPRESS
CORPORATE SEAL
HERE

By: [Signature] President

Attest: [Signature] Secretary

Exempt under provisions of Paragraph ε
Section 4, Real Estate Transfer Tax Act

STATE OF ILLINOIS)
)§ 7-1-2007
COUNTY OF COOK) Ill

[Signature]
Seller, Buyer or Representative

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN KALYVIANI personally known to me to be the _____ President of the **Rand Management Group, Inc.**, an Illinois corporation, and THOMAS C. DIAMOND personally known to me to be the Secretary of said corporation, 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 severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of **Rand Management Group, Inc.** of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes set forth.

Given under my hand and official seal, this 1st day of July, 2007.

Commission expires _____
[Signature]
Notary Public

This instrument was prepared by: [Signature]
Lee T. Poteracki
DiMonte & Lizak, LLC
216 West Higgins Road
Park Ridge, Illinois 60068



MAIL TO:
Lee T. Poteracki, Esq.
DiMONTE & LIZAK, LLC
216 West Higgins Road
Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:
GRANTEE

Thomas C. Diamond
2300 Mannheim Road
Des Plaines, IL 60016

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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 7/12/07, _____ Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Agent
this 2 day of August
2007

Notary Public

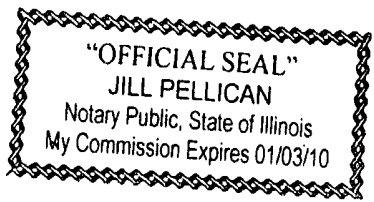


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 7/12/07, _____ Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Agent
this 2 day of August
2007

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.]