

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0724139186 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/29/2007 02:59 PM Pg: 1 of 4

MAIL TO:

Charles A. Semmelhack
Defrees & Fiske
200 South Michigan Avenue
Suite 1100
Chicago, IL 60604

NAME & ADDRESS OF TAXPAYER:

Eagle Venture Group, Inc.
3518 Larkin Lane
McHenry, IL 60050
Attn: Daniel Kernes

THE GRANTOR(S), Eagle Venture Group, Inc., an Illinois corporation, of Chicago, County of Cook, State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Director(s) of Grantor, CONVEY(S) AND WARRANT(S) to Soleus Investments II, LLC, an Illinois limited liability company all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

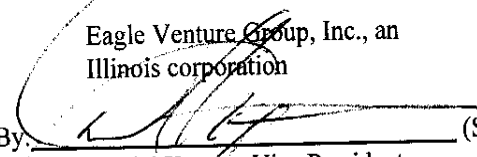
Subject only to the following, if any: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; so long as the same do not interfere with the current use of the property.

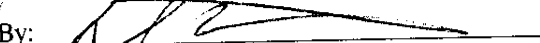
Permanent Index Number(s): 02-15-304-046-0000

Property Address: 410 W. Palatine Road, Palatine, IL

Dated this 14th day of June, 2005.

Eagle Venture Group, Inc., an
Illinois corporation

By:  (SEAL)
Its: Daniel Kernes, Vice President

By:  (SEAL)
Its: Daniel Kernes, Secretary

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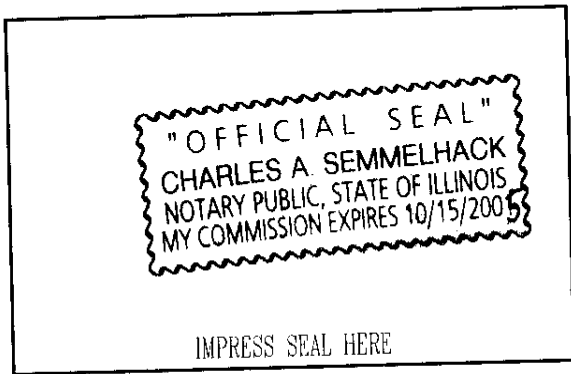
STATE OF ILLINOIS }
) ss.
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Eagle Venture Group, Inc., an Illinois corporation, by its Vice President and Secretary, Daniel Kernes , personally known to me to be the Vice President and Secretary of said company and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Vice President and Secretary, he signed, sealed and delivered the instrument, pursuant to authority given by the company, as his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

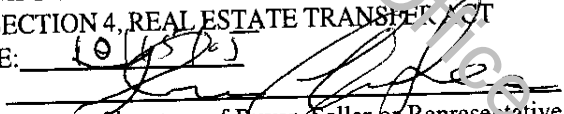
Given under my hand and notarial seal, this 14 day of June, 2005.


NOTARY PUBLIC

My Commission expires 10/15/05



EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 4, REAL ESTATE TRANSFER ACT
DATE: 10/15/05


Signature of Buyer, Seller or Representative

NAME and ADDRESS OF PREPARER:

Charles A. Semmelhack
Defrees & Fiske
200 South Michigan Avenue
Suite 1100
Chicago, IL 60604

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Legal Description

Land in the CITY of PALATINE, COOK, ILLINOIS, described as follows:

LOT 64(EXCEPT THE WESTERLY 34 FEET THEREOF, ALSO EXCEPT THAT PART CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY TRUSTEE'S DEED RECORDED AS DOCUMENT NUMBER 86516261) IN ARTHUR T. MCINTOSH AND CO'S PALATINE FARMS, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(S): 02-15-304-046-0000

Commonly Known As: 410 W. PALATINE

Property of Cook County Clerk's Office



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EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

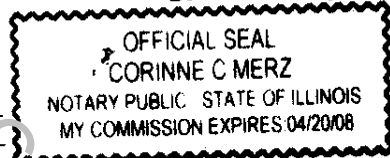
GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 title to real estate under the laws of the State of Illinois.

Dated _____, 20 07

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This _____ day of _____ 20____
Notary Public [Signature]

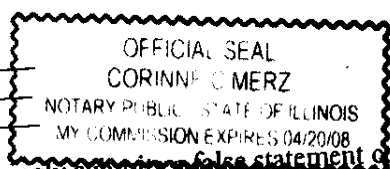


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 _____, 20 07

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This _____ day of _____ 20____
Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)