

UNOFFICIAL COPY



07262261670

WARRANTY DEED

Doc#: 0726226167 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/19/2007 03:18 PM Pg: 1 of 4

FIRST AMERICAN TITLE

ORDER # 11667952
#4 of 8

KNOW ALL MEN BY THESE PRESENTS That, **Signature Square South Golf Road Limited Partnership**, an Illinois Limited Partnership, the "Grantor", for and in consideration of the sum of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration paid, **CONVEYS and WARRANTS** to **Mered Arlington Heights, LLC**, an Illinois Limited Liability Company, **Arlington Portfolio Group, LLC**, an Illinois Limited Liability Company and **1997 Ohio Street, LLC**, an Illinois Limited Liability Company, as Tenants in common, the "Grantee," whose tax mailing address is **1240 W. Northwest Highway, Palatine, Illinois 60067**, the following described **Real Property**:

Situated in the City of Arlington Heights, County of Cook and State of Illinois known and described as follows, to-wit: see **Exhibit A attached hereto and made a part hereof**.

SUBJECT TO the following: (1) All easements, covenants, conditions, agreements, encroachments and restrictions of record; (2) all legal highways; (3) zoning, building and other laws, ordinances and regulations; (4) real estate taxes and assessments not yet due and payable and (5) existing leases and rights of tenants in possession.

Permanent Real Estate Index Number: **08-15-101-005-0000 (Vol. 0049) & 08-15-101-006-0000**
Address of real estate: **617-637-657 E. Golf Road, Arlington Heights, Illinois 60004**

IN WITNESS WHEREOF the Grantor has caused its name to be signed by its General Partner this 28th day of August 2007.

**SIGNATURE SQUARE SOUTH GOLF ROAD
LIMITED PARTNERSHIP
BY: TransCon Builders, Inc. its General Partner**

By: 
FRED RZEPKA, President

By: 
HOWARD S. CHAPMAN Assistant Secretary

UNOFFICIAL COPY

STATE OF OHIO, COUNTY OF CUYAHOGA, SS:

I, **Beverly L. Balcer**, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Fred Rzepka** personally known to me to be the President of **TransCon Builders, Inc.**, an Ohio Corporation which corporation is the General Partner of **Signature Square South Golf Road Limited Partnership** and **Howard S. Chapman**, personally known to me to be the Assistant 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 Assistant 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 Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Limited Partnership for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 28th day of August 2007.

Beverly L. Balcer

BEVERLY L. BALCER
NOTARY PUBLIC • STATE OF OHIO
Recorded in Cuyahoga County
My commission expires 3/21/2012

Commission expires: March 21, 2012

Prepared By:

Howard S. Chapman (#0000675)
25250 Rockside Road
Bedford Heights, Ohio 44146
(440) 439-3400

Mail To:

Jeffrey W. Kreye, Esq.
Robinson Payne LLC
2800 W. Higgins Road, Suite 160
Hoffman Estates, Illinois 60169

Name & Address of Taxpayer:

Chicagoland Commercial Real Estate Management
1240 W. Northwest Highway
Palatine, Illinois 60067

COUNTY TAX	
REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX
SEP. 18.07	
# 0000047318	
FP 103028	REAL ESTATE TRANSFER TAX
	0171175

STATE TAX	STATE OF ILLINOIS	# 0000047120
	SEP. 18.07	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		
REAL ESTATE TRANSFER TAX		
0342350		
FP 103027		

UNOFFICIAL COPY

EXHIBIT A - LEGAL DESCRIPTION

TRACT I:

Lots 1 and 2 (except the West 7.0 feet thereof) in Elk Grove Company's Subdivision of the part North of Seegers Road of the Northwest quarter of the Northwest quarter and that part North of center of Seegers Road of the West 8.12 chains (535.92 feet) of the Northeast quarter of the Northwest quarter of Section 15, Township 41 North, Range 11 East of the Third Principal Meridian (except the West 673.10 feet of said Northwest quarter of Northwest quarter and except that part of said West 8.12 chains 535.92 feet) lying East of a line 1593.10 feet East of and parallel with the West line of said Section 15), according to the plat thereof recorded July 14, 1947 as document no. T1158593, in Cook County, Illinois.

TRACT II:

That part of the North half of vacated Seegers Road (except the West 7.0 feet thereof) lying South of and adjoining PARCEL I aforesaid, said vacation recorded April 27, 1979 as document No. 24937029 and filed February 15, 1984 as document No. LR3355375, in Cook County, Illinois.

TRACT III:

That part of the Northeast quarter of the Northwest quarter of Section 15, Township 41 North, Range 11 East of the Third Principal Meridian and described as beginning on the North line of the Northwest quarter of Section 15 at a point 270.7 feet East from the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 15; thence East along said North line 120.00 feet; thence South parallel to the West line of the Northwest quarter of the Northwest quarter of Section 15, 297.5 feet to the center line of Seegers Road; thence North 88 degrees 35 minutes West along the center of said Road 120 feet to a point 270.7 feet East from the West line of the Northeast quarter of the Northwest quarter of said Section 15; thence North 293.6 feet to the place of beginning (except that part thereof falling in Golf Road, also known as Evanston-Elgin Road) in Cook County, Illinois.

TRACT IV:

That part of the Northeast quarter of the Northwest quarter of Section 15, Township 41 North, Range 11 East of the Third Principal Meridian and described as beginning on the North line of said Northwest quarter of Section 15 at a point 390.7 feet East from the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 15; thence East along said North line 145.22 feet to a point 8.12 chains (353.92 feet) East from the Northwest corner of said Northeast quarter of the Northwest quarter of Section 15; thence South parallel to the West line of the Northwest quarter of the Northwest quarter of Section 15, 303 feet to the center of Seegers Road; thence North 88 degrees 34 minutes West along the center of said road, 145.22 feet to a point 390.7 feet East of the West line of the Northeast quarter of the Northwest quarter of said Section 15; thence North 297.5 feet to the place of beginning, (excepting the part thereof falling in Golf Road, also known as Evanston-Elgin Road), in Cook County, Illinois.

TRACT V:

Lot 7 (excepting from said Lot the portion of Lot 7 falling within the South 287.53 feet of the West 606.00 feet of Lots 7 and 8 (taken as a tract); and excepting from said Lot 7, that part thereof falling within the Mansions, as described on Plat thereof registered on July 27, 1978, as document No. 3035027, all in Meier Brothers Subdivision, being a subdivision of parts of Sections 10 and 15, Township 41 North, Range 11 East of the Third Principal Meridian, all in Cook County, Illinois (except the West 40 feet thereof falling in Douglas Avenue), according to the plat thereof recorded January 31, 1930 as document no. T494586, also known as the South half of Seegers Road lying South of and adjoining PARCELS II, III and IV; said vacation recorded April 27, 1979 as document No. 24937029 and filed February 15, 1984 as document LR 3355375.

UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**

STATE OF ILLINOIS }
 }
 COUNTY OF COOK } SS.
 }

Fred Rzepka being duly sworn on oath, states that he resides at Bedford Heights, Ohio. 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.

Signature Square South Golf Road Limited Partnership
 By: TransCon Builders, Inc., Its General Partner

Fred Rzepka, President

SUBSCRIBED AND SWORN to before me
 this 28th day of August, 2007

NOTARY PUBLIC

Brenda R. Scales
 Notary Public, State of Ohio
 My Commission Expires 01-16-2011
 Recorded in Lake County