## **UNOFFICIAL COPY**



**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 : 1667952 #4 4 8

KNOW ALL MEN BY THESE PRESENTS That, Signature Square South Golf Road Limited Partnership, an Illandis 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 Mared Actington 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, Linois 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 here o and made a part hereof.

**SUBJECT TO** the following: (1) All eatements, covenants, conditions, agreements, encroachments and restrictions of record; (2) all legal righways; (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. Cu4:) & 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 GREEP SOAD

LIMITED PARTNERSHIP

BY: TransCon Builders, Inc. its General Part or

FRED RZEPKA. President

HOWARD S. CHAPMAN Assistant Secretary

1

0726226167D Page: 2 of 4

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### 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 Parinership for the uses and purposes therein set forth.

GIVEN under my han I and official seal this day of August 2007.

> Notary PERVERLY/D. BALCER NOTARY PUBLIC . STATE OF OHIO Negorded in Cuyahoga County 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

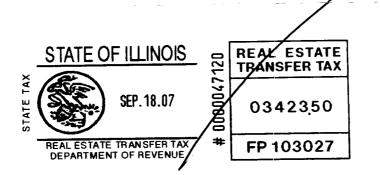
2800 W. Higgins Road, Suite 160 Hoffman Estates, Illinois 60169

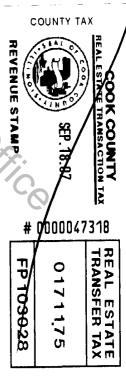
Name & Address of Taxpayer:

**Chicagoland Commercial Real Estate Management** 

1240 W. Northwest Highway

Palatine, Illinois 60067





0726226167D Page: 3 of 4

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#### **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 nelf of vacated Seegers Road (except the West 7.0 feet thereof) lying South of and adjoining PARCEL I afore and, 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 (353.32 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 cancer of Seegers Road; thence North 88 degrees 34 minutes West along the center of said road, 145.22 feet to 3 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.

0726226167D Page: 4 of 4

# **UNOFFICIAL COPY**

PLAT ACT AFFIDAVIT

	r	PLATACT AFFIDAVIT
STATE OF ILLINOIS	}	
	} SS.	
COUNTY OF COOK	}	
Fred Rzepka		being white group on path at that the state of the
at <u>Bedford Heights</u>	. Ohio	being duly sworn on oath, states thathe resides . That the attached deed is not in violation of Section 1 of the Plat Act
(765 ILCS 205/1) for one of		ns:
, , ,	J. 222	
Section A. Said deed is r in said deed.	not applicable as t	the grantors own no adjoining property to the premises described
		OR
Section B. The convey a	e falls within on	e of the following exemptions set forth in the Act at paragraph
(b) of 1:	O_	c of the following exemptions set for the fit the Act at paragraph
	Q <sub>A</sub>	
streets or easement	ts of access,	parcels or tracts of 5 acres or more in size which does not involve any new
<ol><li>The division of lots streets or easement</li></ol>		n 1 acre in any recorded subdivision which does not involve any new
<ol><li>The sale or exchange</li></ol>	ge of parcels of land	between owners of adjoining and contiguous land;
4. The conveyance of	parcels of land or int	terests therein for use as a right of way for railroads or other public utility
5. The conveyance of	olpe lines which does	s not (100 lve) any new streets or easements of access;
easements of acces	iana ownea by a raii	Iroad or coner public utility which does not involve any new streets or
		other public purposes or grants or conveyances relating to the dedication
of land for public us	se or instruments rela	lating to the vacation of land impressed with a public use;
		ons in prior conveyances;
		ts of land following the division into no more than 2 parts of a particular
9. parcel or tract of lar	lot of less than 5 ac	7, 1959 and not involving any new streets or easements of access; cres from a larger tract when a curvey is made by an Illinois Registered
Land Surveyor; pro	vided, that this exem	nption shall not apply to the sale of any subsequent lots from the same
larger tract of land,	as determined by th	ne dimensions and configurations of the larger tract on October 1, 1973,
and provided also the		loes not invalidate any local requirements applicable to the subdivision of
land.	I FTTER OR MUNICIPAL	
CIRCLE	LETTER OR NUME	BER WHICH IS APPLICABLE TO ATTACKED DEED.
Affiant further states that	_he makes this affida	avit for the purpose of inducing the Recorder of Deeds of Cook County,
, C	sa daed for recording	g.
Signature Square So	1 11	<i>/ / *</i>
By: TransCon Builde:	rs, Inc., Its G	General Partner
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Fred Rzepka, Presid		$\Delta V \vee V$
ited weepka, itesid	enc V	
SUBSCRIBED AND SWORN	to before me	
this <b>28th</b>	day ofAugu	ust , 2007
MUNUAL SA	alls	
NÓTARY PUBLIQ Brenda R	. Scales	
Notary Pi My Com	ublic, State of Ohio mission Expires 01-16	6-2011
Récorde	d in Lake County	