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PREPARED BY:

Schwartz, Wolf & Bernstein, LLP 314 North McHenry Road, Suite D Buffalo Grove, IL 60089

MAIL TAX BILL TO:

Tatyana Rivits 3400 Old Arlington Heights Road Unit 304A Arlington Heights, IL 60004

MAIL RECORDED DEED TO:

Alex Volkov Volkov & Berezin 555 Skokie Blvd., #500 Northbrook, IL 60062



Doc#: 0734511117 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 12/11/2007 02:45 PM Pg: 1 of 2

WARRANTY DEED - LIMITED LIABILITY COMPANY TO INDIVIDUAL (Illinois)

THE GRANTOR, Timber Court, LLC, an Illinois 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said Limited Liability Company party of the first part, CONVEYS and WARRANTS to Tatyana Rivits and Glen Gansevich of Wheeling, Illinois, party of the secund part, the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

PARCEL 1:

UNIT 304A IN THE TIMBER COURT CONDOMINIUM ASSOCIATION, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 12 THROUGH 14, BOTH INCLUSIVE, IN FREFOOM SMALL FARMS, BEING A SUBDIVISION OF THE NORTH 485.60 FEET (EXCEPT THE EAST 307.95 FEET THER: CF), TOGETHER WITH THE EAST 433.50 FEET (EXCEPT THE NORTH 485.60 FEET THEREOF) OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 433.50 FEET OF THE NORTH ½ OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8, ACCORDING TO THE SUBDIVISION THEREOF RECORDED JUNE 17, 1941 AS DOCUMENT NO. 12/03394, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 14 IN FREEDOM SMILL FARMS, THENCE NORTH 89 DEGREES 34 MINUTES 19 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 14, 239.70 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 41 SECONDS EAST, 300.03 FEET; THENCE NORTH 8/ DEGREES 34 MINUTES 02 SECONDS WEST, 160.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 12, 10.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH 89 DEGREES 34 MINUTES 02 SECONDS LAST, ALONG THE NORTH LINE OF SAID LOT 12, 399.701 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, 15.00 FEET TO THE NORTH LINE OF SAID LOT 12, 399.701 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 12, THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 12, THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 12, THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST ALONG THE EAST LINE OF SAID LOTS 12 THROUGH 14, 310.01 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED OCTOBER 23, 2007, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, IL, AS DOCUMENT NUMBER 0729616067, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER PU30A, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 304A, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND

Warranty Deed - LLC to Individual: Page 1 of 2

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Warranty Deed - *Continued* DESCRIBED THEREIN.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE STORAGE LOCKER NUMBER SL10A, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 304A, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

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.

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.

There were no tenants as this is new construction.

THIS IS NOT HOMESTE	AD PROPERTY. 3-08-l Vo-015	03-08-100-016 + 03-08-100-017
Permanent Tax Number: 03	-08-015-100-0 000,	<u>′5-08-016-100-</u> 0000; 0 3-08-017-100-0 000
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Commonly known as: 3400	Old Arlington Heig	hts Read, Unit 304A, Arlington Heights, IL 60004
In Witness Whereof, said	party of the first part	has caused its name to be signed to these presents by its President
	day of	
		Thinber Court, LLC
		By W A
		David Zazove, Fresident
STATE OF ILLINOIS)	0
COLD INTLODICATION) SS	· T'
COUNTY OF LAKE)	'\(\mathcal{O}\)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that David Zazove, personally known to me to be the President of Timber Court, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in personal acknowledged that as President, he signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

