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WARRANTY DEED
ILLINOIS STATUTORY
Individuals to Corporation

Doc#: 0735156063 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/17/2007 12:31 PM Pg: 1 of 5

Executive Land Title, Inc.
Mail to: 7794 N. Milwaukee Ave.
Niles, IL 60714

THE GRANTORS, ISTVAN SZABO and EVA SZABO husband and wife, of the City of Palatine, of the County of Cook for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to MICHIGAN GROVE, LLC, a Illinois Limited Liability Company, of the City of Palatine, in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

GENERAL REAL ESTATE TAXES for 2006 and subsequent years.
Permanent Real Estate Index Number(s): part of 02-23-311-036-0000
Address(es) of Real Estate: part of 11 East Michigan, Palatine, Illinois 60067

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its , and attested by its this 30th day of July, 2007.

By: Istvan Szabo
ISTVAN SZABO

By: Eva Szabo
EVA SZABO

667 0706009 10f33

42 50 23 5P22

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that ISTVAN SZABO and EVA SZABO husband and wife, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and they signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30TH day of July, 2007.

Kathleen A. Nellesen (Notary Public)



Prepared by:

Leon J. Teichner
 180 North LaSalle Street, Suite 2900
 Chicago, Illinois 60601

Mail To:

MICHIGAN GROVE, LLC
 403 South Middleton
 Palatine, Illinois 60067

Executive Land Title, Inc.
 7794 N. Milwaukee Ave.
 Niles, IL 60714

Name and Address of Taxpayer:

MICHIGAN GROVE, LLC
 403 South Middleton
 Palatine, Illinois 60067

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Exhibit "A" – Legal Description

SEE ATTACHED SURVEY

THIS IS NOT A MONEY SALE DEED. THERE WAS PROPERTY BEING EXCHANGED WITH NO CONSIDERATION GIVEN.

NO TRANSFER TAX INVOLVED WITH THIS TRANSACTION.

Property of Cook County Clerk's Office

UNOFFICIAL SURVEY COPY



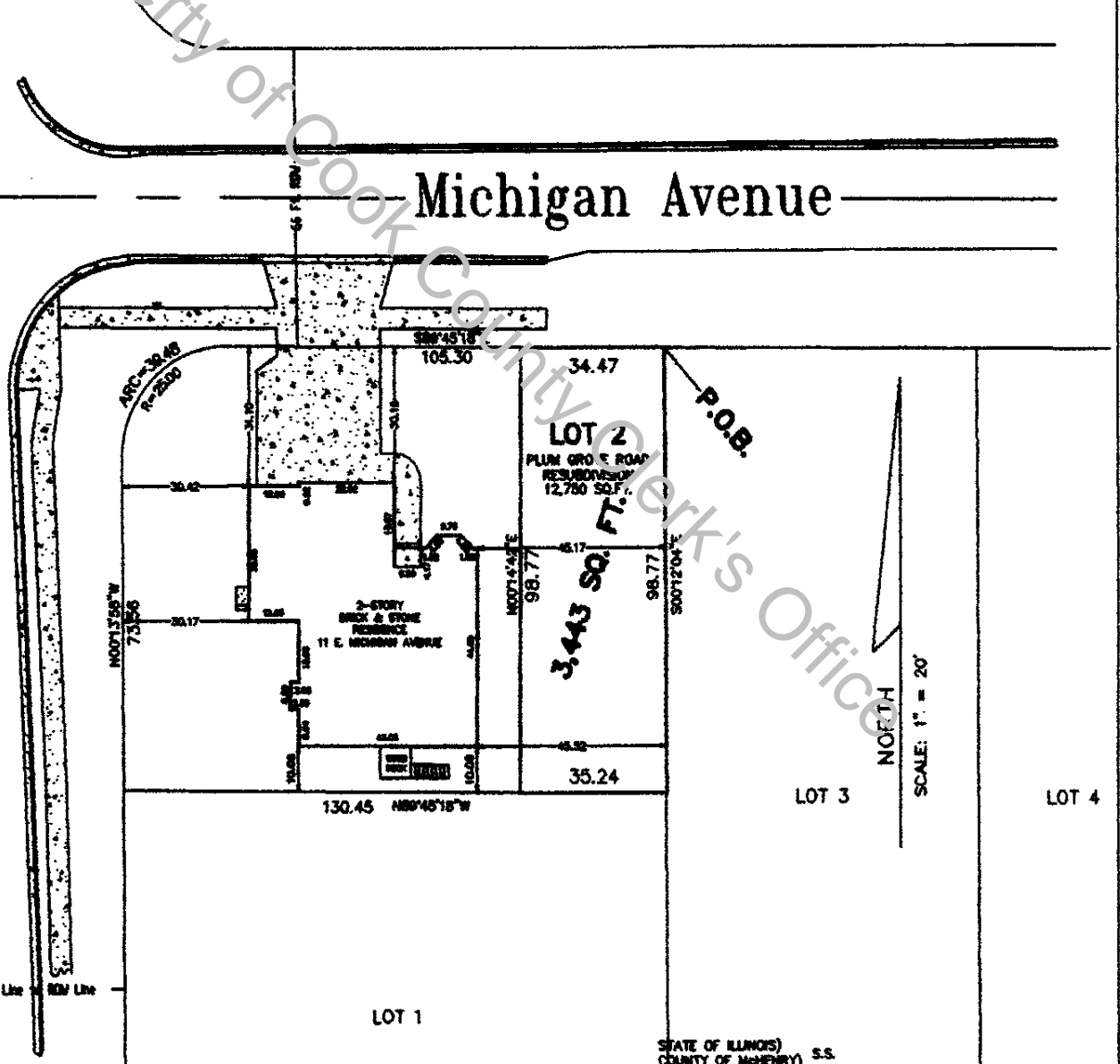
BY
KUROWSKI ENGINEERING COMPANY
408 ASBURY AVENUE FOX RIVER GROVE, ILLINOIS 60021
TELEPHONE 847-838-8381

THE EAST PART OF LOT 2 IN PLUM GROVE ROAD RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK 7 OF ARTHUR T. McINTOSH AND COMPANY'S PALATINE ESTATES UNIT 1, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED JULY 2, 1926 AS DOCUMENT NUMBER 9328053, RECORDED AS DOCUMENT NUMBER 0511745132 ON APRIL 27, 2005, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN SAID PLUM GROVE ROAD RESUBDIVISION;
THENCE S 00° 12' 04" E ALONG THE EAST LINE OF SAID LOT 2 FOR A DISTANCE OF 98.77 FEET;
THENCE N 89° 45' 18" W ALONG THE SOUTH LINE OF SAID LOT 2 FOR A DISTANCE OF 35.24 FEET;
THENCE N 00° 14' 42" E WHICH IS AT RIGHT ANGLE TO THE SOUTH LINE OF SAID LOT 2 FOR A DISTANCE OF 98.77 FEET;
THENCE S 89° 45' 18" E ALONG THE NORTH LINE OF SAID LOT 2 FOR A DISTANCE OF 34.47 FEET TO THE POINT OF BEGINNING,
CONTAINING 3,443 SQUARE FEET.

Property of Cook County Clerk's Office

PLUM GROVE ROAD

Michigan Avenue



PREPARED FOR:
MICHAEL'S OF PALATINE CONSTRUCTION CO,
403 S. MIDDLETON AVENUE
PALATINE, ILLINOIS 60067
TEL. 847-828-8820



STATE OF ILLINOIS) S.S.
COUNTY OF McHENRY)
I, DANIEL A. KUROWSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED BY ME IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.
JULY 22, 2007 *Daniel A. Kurowski*

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Statement by Grantor and Grantee

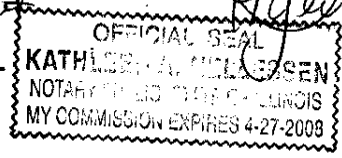
The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: 7/30/2007

Beata Trebunias
Grantor or Agent

Subscribed and sworn to before me by the said Beata Trebunias as Agent this 30th day of July 2007

Kathleen A. Nellesen
Notary Public



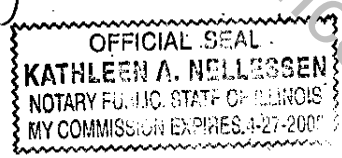
The Grantee or his/her agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 7/30/2007

Beata Trebunias
Grantee or Agent

Subscribed and sworn to before me by the said Beata Trebunias as Agent this 30th day of July 2007

Kathleen A. Nellesen
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 Assignment of Beneficial Interest to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.