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7 PREPARED BY:

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Doc#: 0805211156 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/21/2008 03:12 PM Pg: 1 of 2

MAIL TAX BILL TO:

Marc Lipsky
3420 Old Arlington Heights Rd., Unit 507-B
Arlington Heights, IL 60004

MAIL RECORDED DEED TO:

Michael Elman
10 S. LaSalle St., Ste. 1420
Chicago, IL 60603

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 Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANTS to Marc Lipsky and Diane Lipsky of Hawthorne Woods, Illinois party of the second part, the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

Parcel 1: Unit No. 507B 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 Freedom Small Farms, being a Subdivision of the North 485.60 feet (except the East 307.95 feet thereof), 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 1/2 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. 12703394, described as follows: Beginning at the South east corner of said Lot 14 in Freedom Small 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 89 degrees 34 minutes 02 seconds West, 160.00 feet to an intersection with the West line of said Lot 12; thence North 00 degrees 00 minutes 41 seconds East along 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 East along 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 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, Illinois as Document No. 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 Parking Space No. PU203a limited common element ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit No. 209-A, as set forth in the Declaration of Condominium; the Grantor reserves to itself, its successors and/or assigns, the rights and easements as set forth in the Declaration for the remaining land described therein.

Parcel 3: The exclusive right to Storage Locker No. SL-35B, a limited common element ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit No. 209-A, as set forth in the Declaration of Condominium; the Grantor reserves to itself, its successors and/or 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.

