

UNOFFICIAL COPY



WARRANTY DEED

Doc#: 0807741060 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/17/2008 10:42 AM Pg: 1 of 2

AFTER RECORDING MAIL TO:

Alan R. Press, Esq.
250 Parkway Drive, Suite 150
Lincolnwood, Illinois 60069

MAIL TAX BILLS TO:

BTC Properties, LLC
1845 E. Rand Road, Suite L-100
Arlington Heights, Illinois 60004

R. J. Schmitt & Associates, Inc.,

an Illinois corporation, whose
address is 1845 E. Rand Road,
Suite 103, Arlington Heights, Illinois

Above Space for Recorder's Use Only

60004 ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations paid in hand to Grantor by **BTC Properties, LLC**, an Illinois limited liability company, whose address is 1845 E. Rand Road, Suite L-100, Arlington Heights, Illinois 60004 ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain tract of land located in Cook County, more particularly described in Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

This Conveyance is made by Grantor and accepted by Grantee subject to the matters set forth in Exhibit B attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

EXECUTED this 10th day of March, 2008.

R. J. Schmitt & Associates, Inc.,
an Illinois corporation

By:
Name: John Grimes
Title: EXEC. V.P.

STATE OF ILLINOIS)
) ss
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **John Grimes**, personally known to me to be the EXEC. V.P. of **R. J. Schmitt & Associates, Inc.**, an Illinois corporation, and personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such EXEC. V.P. of the Illinois corporation, he signed, sealed and delivered the said instrument as the EXEC. V.P. of said corporation as his free and voluntary act and deed of said corporation as EXEC. V.P. of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 10th day of MARCH, 2008.

ST5103157
2801608922



Notary Public

BOX 333-CP

UNOFFICIAL COPY**EXHIBIT A**Legal Description

Real Estate Commonly known as 1845 E. Rand Road, Suites L105, L106 & L108, Arlington Heights, Illinois 60004.

UNITS 129 THROUGH 145 INCLUSIVE IN RAND/OLIVE OFFICE AND FINANCIAL CENTER CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

PARCEL 1:

LOT 1 IN BLOCK 4 IN ARLINGTON COUNTRYSIDE UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO**PARCEL 2:**

THE NORTH 230 FEET OF THE EAST 433 FEET OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THE WEST 101.50 FEET AND ALSO EXCEPTING THE NORTH 33 FEET THEREFROM, COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 26357751, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PIN:

03-21-302-028-1028; 03-21-302-028-1029; 03-21-302-028-1030; 03-21-302-028-1031; 03-21-302-028-1032; 03-21-302-028-1033; 03-21-302-028-1034; 03-21-302-028-1035; 03-21-302-028-1036; 03-21-302-028-1037; 03-21-302-028-1038; 03-21-302-028-1039; 03-21-302-028-1040; 03-21-302-028-1041; 03-21-302-028-1042; 03-21-302-028-1043; and 03-21-302-028-1044

STATE OF ILLINOIS

MAR. 12. 08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00255.00
FP 103032

0000047593

COUNTY TAX

**COOK COUNTY
REAL ESTATE TRANSACTION TAX**

MAR. 12. 08

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00127.50
FP 103034

0000047792

and

Conditions, Covenants and Restrictions of Record; utility and public easements, party wall rights and agreements, existing leases and tenancies, special taxes or assessments for improvements not yet completed and for improvements already completed, mortgage of buyer, and general taxes for the year 2007 and subsequent years.

NAME AND ADDRESS OF PREPARER: O'Donnell & Julian, LLP, 1250 South Grove Avenue, Suite 300, Barrington, Illinois 60010.

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).