

UNOFFICIAL COPY

Doc#: 0817033077 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/18/2008 09:55 AM Pg: 1 of 4

280359772C
8439713

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

The GRANTOR, EMBURY PROPERTIES, L.L.C., an Illinois limited liability company, 171 West Wing Street, Suite 202B, Arlington Heights, Illinois 60005, created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, by these presents does REMISE, RELEASE, ALIEN, CONVEY, GRANT, BARGAIN and SELL unto OAKWOOD PROPERTIES GROUP, L.L.C., an Illinois limited liability company, GRANTEE, all interest in the real estate situated in the County of Cook, State of Illinois, further described in Exhibit A attached hereto and made a part hereof (the "Property"), subject to the following: (1) real estate taxes not yet due and payable; (2) the Illinois Condominium Property Act (the "Act"); (3) the Declaration of Condominium Ownership; (4) covenants, conditions and restrictions and building lines then of record; (5) easements existing or of record; (6) acts done or suffered by Buyer; and (7) existing leases and tenancies (collectively referred to as the "Permitted Exceptions").

Together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, and its assigns in Fee Simple forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, and its assigns, that during the period that Grantor has owned title to the Property, it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as set forth above; and that subject to the above, the Grantor will warrant and forever defend title and quiet possession to the Property against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

BOX 333-CTD

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J

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Property of Cook County Clerk's Office

STATE OF ILLINOIS

JUN. 17.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

1286700000 #

REAL ESTATE TRANSFER TAX

06 175.00

FP 103032

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JUN. 17.08

REVENUE STAMP

3089400005 #

REAL ESTATE TRANSFER TAX

03087.50

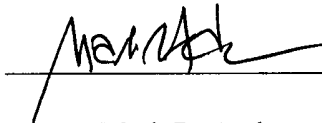
FP 103034

Cook County Clerk's Office

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IN WITNESS WHEREOF, Banbury Properties, L.L.C. has caused its name to be signed to these presents by its president as of the 13 day of June, 2008.

BANBURY PROPERTIES, L.L.C.
an Illinois limited liability company

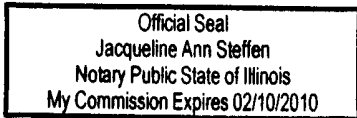
By: 

Print Name: Mark R. Anderson
Its: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Jacqueline Ann Steffen, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark R. Anderson, personally known to me to be the Manager of Banbury Properties, L.L.C., an Illinois limited liability company, and personally known 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 manager, he signed and delivered the said instrument, pursuant to his authority as manager, and as the free and voluntary act of said manager on behalf of such limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13 day of June, 2008.




Notary Public

My Commission Expires: 2/10/2010

This document was prepared by: Nicholas S. Peppers, Storino, Ramello & Durkin, 9501 West Devon Avenue, 8th Floor, Rosemont, Illinois 60018.

Mail to:

Mr. Todd A. Bickel
Wildman, Harrold, Allen & Dixon LLP
225 West Wacker Drive
Chicago, Illinois 60606-1229

Send Subsequent Tax Bills to:

Oakwood Properties Group, L.L.C.
1260 West Higgins
Hoffman Estates, Illinois 60169

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EXHIBIT A Legal Description

PARCEL 1:

UNITS 102, 103, 301 AND 401 IN METROPOLIS COMMERCIAL CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 2 IN METROPOLIS, A RESUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 28, 2004 AS DOCUMENT NO. 0430244110, AND FIRST SPECIAL AMENDMENT RECORDED FEBRUARY 22, 2007 AS DOCUMENT 0705315052 AND SECOND SPECIAL AMENDMENT RECORDED MAY 28, 2008 AS DOCUMENT NO. 0814922055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 28, 2004 AS DOCUMENT NO. 0430244110 FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS 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 AFORESAID, 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 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.

PINs: 03-29-346-031-1002
03-29-346-031-1003
03-29-346-031-1006