

# UNOFFICIAL COPY



Doc#: 0819305004 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/11/2008 09:14 AM Pg: 1 of 2

**PREPARED BY:**

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

**MAIL TAX BILL TO:**

Justin Webb  
3400 Old Arlington Heights Road Unit 305A  
Arlington Heights, IL 60004

**MAIL RECORDED DEED TO:**

Justin Webb  
3400 Old Arlington Heights Road, Unit 305A  
Arlington Heights, IL 60004

**WARRANTY DEED - LIMITED LIABILITY COMPANY TO INDIVIDUAL**  
(Illinois)

2

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 Justin R. Webb of Naperville, Illinois, the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

**PARCEL 1:**

UNIT 305A IN THE TIMBER COURT CONDOMINIUM ASSOCIATION, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 10 (EXCEPT THE NORTH 33.00 FEET THEREOF) AND 11, 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, IN COOK COUNTY, ILLINOIS.

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 SOUTHEAST 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, 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.

**Attorneys' Title Guaranty Fund, Inc.**  
1 S. Wacker Rd., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

ATG FORM 4131  
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Prepared by ATG REsource®

STATE TAX	STATE OF ILLINOIS	# 0000024269	REAL ESTATE TRANSFER TAX
	JUL. 10. 08		0013450
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP326652

3044  
08201300197

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PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER PU33A, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 305A, 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.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE STORAGE LOCKER NUMBER SL21A, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 305A, 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 HOMESTEAD PROPERTY.

Permanent Tax Number: 03-08-100-013-0000; 03-08-100-014-0000; 03-08-100-015-0000; 03-08-100-016-0000; 03-08-100-017-0000

Commonly known as: 3400 Old Arlington Heights Road. Unit 305A, Arlington Heights, IL 60004

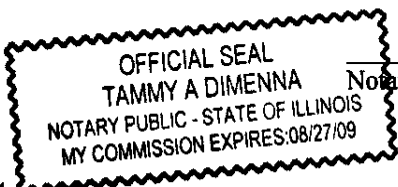
In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its President this 30 day of June, 2008.

<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX COUNTY TAX  JUL. 10. 08 REVENUE STAMP STATE OF ILLINOIS COUNTY OF LAKE	# 0000079148	<b>REAL ESTATE TRANSFER TAX</b> 0006725 FP326665
	)	)
	) SS	)

By Timber Court, LLC  
DAVID ZAZOVA, President

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that ASKVALUE DOES NOT EXIST, 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 person and 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.

Given under my hand and notarial seal, this 24th day of July, 2008



Tammy A. Dimenna  
Notary Public