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Warranty Deed Statutory (ILLINOIS)

This document was prepared by:
David S. Martin
Neal, Gerber & Eisenberg LLP
Two North LaSalle Street
Suite 2200
Chicago, IL 60602-3801



Doc#: 0821333027 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/31/2008 09:09 AM Pg: 1 of 5

(The Above Space for Recorders Use Only)

THE GRANTORS, Mercury Group VIII, L.L.C., an Illinois limited liability company, as to an undivided 50% Tenant-In-Common interest, and Deerfield One, L.L.C., an Illinois limited liability company, as to an undivided 50% Tenant-In-Common interest, of 955 Plum Grove Road, Suite C, Schaumburg, Illinois 60173, for and in consideration of Ten and No/100 ----- (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT their respective undivided interest to:

Christos Prezas
1620 Glenview Road
Glenview, Illinois 60025

in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See page 4 for legal description.)

Permanent Index Number(s) (PIN): 09-30-101-030-0000 (affects this and other property)

Address(es) of Real Estate: 220, 224 and 228 Howard Street
Units 1, 2 and 3
Des Plaines, Illinois 60018

DATED as of the 21st day of July, 2008

MERCURY GROUP VIII, L.L.C.,
an Illinois limited liability company

Box 400-CTCC

By: Timothy S. Wagener
Timothy S. Wagener
Its Manager

STATE TAX	STATE OF ILLINOIS	# 0000009943	REAL ESTATE TRANSFER TAX
	JUL. 29. 08	0038000	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103024	

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000008015	REAL ESTATE TRANSFER TAX
	JUL. 29. 08	0019000	
REVENUE STAMP		FP 103022	

84 42 982 82 TMS 1/3

158

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Warranty Deed
Statutory (ILLINOIS)

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David S. Martin
Neal, Gerber & Eisenberg LLP
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Suite 2200
Chicago, IL 60602-3801

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THE GRANTORS, **Mercury Group VIII, L.L.C.**, an Illinois limited liability company, as to an undivided 50% Tenant-In-Common interest; and **Deerfield One, L.L.C.**, an Illinois limited liability company, as to an undivided 50% Tenant-In-Common interest, of 955 Plum Grove Road, Suite C, Schaumburg, Illinois 60173, for and in consideration of Ten and No/100 ----- (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT their respective undivided interest to:

Christos Prezas
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Glenview, Illinois 60025

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MERCURY GROUP VIII, L.L.C.,
an Illinois limited liability company

By: Timothy S. Wagener
Timothy S. Wagener
Its Manager

SB
07
16 08
REAL ESTATE TRANSFER TAX \$ 2.00 PER \$ 1,000.00
NO. 50719
220, 224, 228 HOWARD
CITY OF DES PLAINES

8442982-DA-TMS (143)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Timothy S. Wagener**, as the Manager of Mercury Group VIII, L.L.C., an Illinois limited liability company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of July, 2008

Notary Public Mary E. Hanrahan
Commission expires: 4-8-2012



Property of Cook County Clerk's Office

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DEERFIELD ONE, L.L.C.,
an Illinois limited liability company

By: HD Electric Company, an Illinois corporation

By: Mark R. Hoffman
Mark R. Hoffman
Its President

PROPERTY OF COOK COUNTY Clerk's Office

LAKE
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark R. Hoffman, as the President of HD Electric Company, the sole Member of Deerfield One, L.L.C., an Illinois limited liability company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of July 2008



Susan H
Notary Public
Commission expires: 4/15/2012

UNOFFICIAL COPY

STREET ADDRESS: 220, 224 & 228 W HOWARD (UNITS 1,2&3)
CITY: DES PLAINES **COUNTY:** COOK
TAX NUMBER: 09-30-101-030-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNITS 1, 2 AND 3 IN THE MERCURY CORPORATE CENTRE-O'HARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 2 IN AGSCO CORPORATION SUBDIVISION, A RESUBDIVISION OF PART OF LOT 6 IN GEORGE H. GEIL'S SUBDIVISION, OF PART OF THE SOUTH 1/2 OF THE NORTH 1/2 AND OF THE SOUTH 14.70 FEET OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 18, 2008 AS DOCUMENT 0820033140 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PAREL 1 AS GRANTED AND CREATED BY AGREEMENT FROM AMERICAN GRATED SAND COMPANY, A CORPORATION OF ILLINOIS, TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 16, 1979 AND KNOWN AS TRUST NUMBER 101427 DATED AUGUST 15, 1979 AND RECORDED AUGUST 29, 1979, AS DOCUMENT NUMBER 25122569 FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 24 FEET OF LOT 1 IN AGSCO CORPORATION SUBDIVISION AFORESAID IN COOK COUNTY, ILLINOIS.

THE TENANTS OF UNIT 1 AND UNIT 2 HAVE WAIVED OR FAILED TO EXERCISE THEIR RIGHT OF FIRST REFUSAL. THERE WAS NO TENANT IN UNIT 3.

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.

PERMITTED EXCEPTIONS

1. General real estate taxes and special assessments not due and payable;
2. Terms, provision, covenants and conditions of the Declaration of Condominium, and all amendments thereto;
3. All easements, restrictions, rights-of-way, covenants, reservations, agreements and conditions affecting all or any portion of the property; which do not interfere with the Purchaser's intended use of the Property.
4. All building restrictions and zoning regulations now or hereafter in effect, to the extent adopted by any municipal or other public authority and relating to all or any portion of the property; which do not interfere with the Purchaser's intended use of the Property;
5. Limitations and conditions imposed by the Illinois Condominium Property Act; and
6. Installments due after July 21, 2008 assessments established pursuant to the Declaration of Condominium.

Mail to:

<p>Donald B. Leventhal Donald B. Leventhal Ltd. 20 N. Clark St. Suite 1725 Chicago, IL 60602</p>
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SEND SUBSEQUENT TAX BILLS TO

Christos Prezas

<p>228 Howard Street Des Plaines IL 60018</p>	<p>(Name) _____ (Address) _____ (City, State and Zip)</p>
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