

TTC# 41012904

WARRANTY DEED

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Doc#: 1000749022 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/07/2010 12:09 PM Pg: 1 of 6

Statutory (Illinois)
(Corporation to Corporation)

MAIL TO:

David P. Resnick
Wildman, Harrold, Allen & Dixon, LLP
225 W. Wacker Drive, Suite 2800
Chicago, IL 60606

NAME & ADDRESS OF TAXPAYER:

Tonaquint, Inc.
303 E. Wacker Drive, Suite 311
Chicago, IL 60601

THE GRANTOR, KENNICOTT-UNIVERSITY CORPORATION, a corporation 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 the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations, in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS AND WARRANTS TO: TONAQUINT, INC., a corporation created and existing under and by virtue of the Laws of the State of Utah, having its principal office at 303 E. Wacker Drive, Unit 311, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number: 03-07-100-017 & 03-07-200-007

Address of Real Estate: 3050-3060 N. Kennicott Avenue, Arlington Heights, IL 60004

This conveyance is subject to the following: Real estate taxes for 2009 and subsequent years, easements, covenants, restrictions and building lines of record.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 18th day of December, 2009.

KENNICOTT-UNIVERSITY, INC.

By: James M Moser
JAMES M. MOSER, President

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that **JAMES M. MOSER**, personally known to me to be the President of KENNICOTT-UNIVERSITY, INC., an Illinois corporation, 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 President, he signed and delivered the said instrument as President of said corporation, pursuant to authority given by the sole Director of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 18th day of December, 2009.



Notary Public

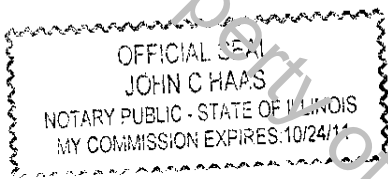
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)


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Given under my hand and official seal this 18th day of December, 2009.



[Signature]

Notary Public

STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
	0105000
JAN. -7.10	FP 103043
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000010325

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	REAL ESTATE TRANSFER TAX
	0052500
JAN. -6.10	FP 103046
REVENUE STAMP	# 0060009907

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LEGAL DESCRIPTION

PARCEL ONE:

That part of the Southwest quarter of the Northeast quarter of Section 7, Township 42 North, Range 11, East of the Third Principal Meridian, bounded by a line described as follows:

Commencing at the Southwest corner of said Southwest quarter of the Northeast quarter of Section 7; thence East along the South line of the said Southwest quarter of the Northeast quarter of Section 7, a distance of 128.79 feet to the West line of Kennicott Avenue; thence North and West along the said West line of Kennicott Avenue, the following three courses, North and West along a curved line, convex to the East and having a radius of 351.76 feet for a distance of 173.75 feet, arc measure, to a point of tangent; thence Northwesterly tangent with the last described curved line, 81.96 feet to a point of curve; thence North and West along a curved line, convex to the West and having a radius of 390.00 feet, a distance of 193.80 feet to a point of tangent, said point being a point on the West line of the said Southwest quarter of the Northeast quarter, 425.00 feet North of the Southwest corner thereof and thence South along said West line of the Southwest quarter of the Northeast quarter, 425.00 feet to the place of beginning, in Cook County, Illinois.

PARCEL TWO:

The East 80.0 feet of the North 198.0 feet of the South 200.60 feet of the Northwest quarter of Section 7, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent tax no. 03-07-100-017 & 03-07-200-007

Property address: 3050-3060 N. Kennicott Avenue, Arlington Heights, IL 60004

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RECORDER OF DEEDS OF COOK COUNTY
AFFIDAVIT - PLAT ACT

TRCE 412904

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

JAMES M. MOSER, being duly sworn on oath, states that he is the President of Kennicott-University Corporation, owner of the property commonly known as 3050-3060 N. Kennicott Avenue, Arlington Heights, Illinois. That the attached deed is not a violation of 765 ILCS 205/1 for one of the following reasons:

- ①. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interest therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.

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6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

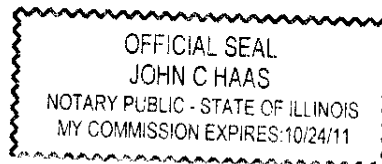
Affiant further states that he makes this Affidavit for the purpose of inducing the Recorder of Cook County, Illinois to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

James M Moser
JAMES M. MOSER

Subscribed and sworn to before me
this 18th day of December, 2009.

John C. Haas

 Notary Public



This instrument prepared by: John C. Haas, Attorney at Law, 115 S. Emerson Street, Mount Prospect, IL 60056