



Doc#: 1004231080 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/11/2010 12:50 PM Pg: 1 of 7

WSA 254022 3 of 3 JAZ DB

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

GENEVA JET LIMITED PARTNERSHIP, a Delaware limited partnership ("Grantor"), for and in consideration of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, and other good and valuable consideration, by these presents does hereby CONVEY, REMISE and RELEASE to MAKRAY MEMORIAL GOLF COURSE LLC, an Illinois limited liability company, ("Grantee"), and unto its successors and assigns, TO HAVE AND TO HOLD, FOREVER, that certain real property situated in the County of Cook in the State of Illinois described on Exhibit A attached hereto and made a part hereof, subject only to the permitted exceptions described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"), together with all of the following, to the extent of Seller's rights, title and interests therein: (i) all appurtenances, privileges, rights, easements, hereditaments, reversions, remainders, rents, issues, profits belonging to, arising from or pertaining to the foregoing real property; (ii) all improvements, systems and facilities, if any, to provide electric power, gas, sewer, water and telecommunications services to the foregoing real property; (iii) rights, title and interests in and to streets, alleys, roads, passageways and other rights-of-way included in or adjacent to the foregoing real property (before or after their vacation); (iv) and all estates, rights, title, interests, claims or demands whatsoever of Grantor, in law or equity, of, in and to the foregoing real property and other property described herein. AND, Grantor, for itself and its successors, does by these presents hereby covenant, promise and agree to and with Grantee and its successors and assigns that the property hereby conveyed is not in any manner encumbered or charged except by the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 11th day of February, 2010.

GRANTOR:

GENEVA JET LIMITED PARTNERSHIP,
a Delaware limited partnership

By: MAKRAY MANAGEMENT CORPORATION,
General Partner

By: Christine Ann Brownstein
Christine Anne Brownstein, President

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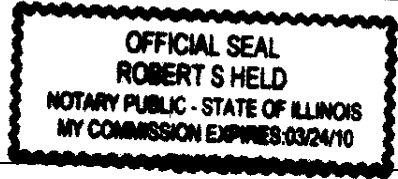
STATE OF Illinois)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christine Anne Brownstein, who is personally known to me ~~and appeared before me this day in person and~~ acknowledged that she signed and delivered the said instrument as her own free and voluntary act for the uses and purposes set forth.

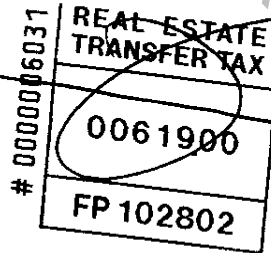
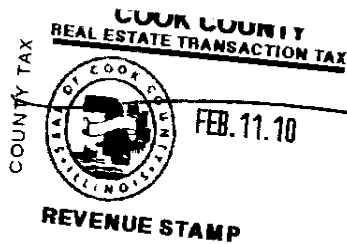
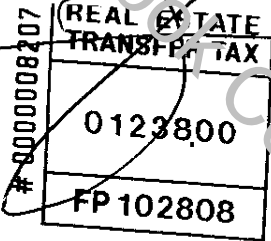
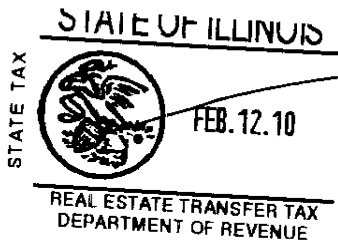
Given under my hand and notarial seal this 15th day of February, 2010.

Robert S. Held

Notary Public



My commission expires: _____



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EXHIBIT A

LEGAL DESCRIPTION

LOTS 21 AND 22 IN ARTHUR T. MCINTOSH PARK VIEW ACRES IN THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: Parkview Acres, Barrington, Illinois 60010.

PINS: 02-08-100-001 and 02-08-100-002.

This instrument was prepared by:
Brad S. Gerber
Harrison & Held LLP
333 West Wacker Drive
Suite 1700
Chicago, IL 60606

After recording, mail to:
Brad S. Gerber, Esq.
Harrison & Held, LLP
333 West Wacker Drive
Suite 1700
Chicago, IL 60606

Mail tax bills to:

Paul Makray
100 E. Northwest Hwy
Barrington, IL 60010

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EXHIBIT B

PERMITTED EXCEPTIONS

1.



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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (2006)

SCHEDULE B

POLICY NUMBER: 1401 - WSA254022 - F1

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE, THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S FEES OR EXPENSES THAT ARISE BY REASON OF:

GENERAL EXCEPTIONS:

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
- (2) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- (3) EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
- (4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- (5) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

6.

1. TAXES FOR THE YEAR(S) 2009 AND 2010
2010 TAXES ARE NOT YET DUE OR PAYABLE.

1A. NOTE: 2009 FIRST INSTALLMENT IS DUE BY MARCH 01, 2010
NOTE: 2009 FINAL INSTALLMENT NOT YET DUE OR PAYABLE

PERM TAX#	PCL	YEAR	1ST INST	STAT	2ND INST	STAT
02-05-300-002-0000	1 OF 6	2008	\$11,657.92	PAID	\$15,322.76	PAID
02-06-400-011-0000	2 OF 6	2008	\$85,213.59	PAID	\$99,219.99	PAID
02-06-404-012-0000	3 OF 6	2008	\$281.12	PAID	\$369.35	PAID
02-07-201-002-0000	4 OF 6	2008	\$2,929.52	PAID	\$3,850.51	PAID
02-08-100-001-0000	5 OF 6	2008	\$3,842.99	PAID	\$3,842.23	PAID
02-08-100-002-0000	6 OF 6	2008	\$6,933.52	PAID	\$6,944.2	PAID

* * * * *

7. TEMPORARY EASEMENTS GRANTED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS AS DISCLOSED BY LIS PENDENS NOTICE RECORDED AS DOCUMENT NUMBER 0010228685.

(AFFECTS PARCEL 2)

8. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, THE COUNTY OF COOK, AND THE MUNICIPALITY, IN AND TO SO MUCH OF THE LAND DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST 1/4 OF SECTION 7 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 7 FOR A DISTANCE OF 706.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH ALONG A CONTINUATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 19.5 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 124 DEGREES, 51 MINUTES TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 1216.64 FEET TO A POINT; THENCE EASTERLY ALONG A LINE WHICH FORMS AN

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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (2006)

SCHEDULE B

POLICY NUMBER: 1401 - WSA254022 - F1

EXCEPTIONS FROM COVERAGE (CONTINUED)

ANGLE OF 145 DEGREES, 15 MINUTES TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 28.49 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 34 DEGREES, 10 MINUTES TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 1181.92 FEET MORE OR LESS TO THE POINT OF BEGINNING, AS DEDICATED FOR THE PURPOSE OF A PUBLIC HIGHWAY BY INSTRUMENT RECORDED JULY 8, 1932 AS DOCUMENT NUMBER 11113030.

NOTE: THE ABOVE INSTRUMENT PURPORTS IN ITS ENTITLEMENT TO AFFECT SECTION 7, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BUT IN ITS DESCRIPTION OF PREMISES AFFECTED REFERS TO SECTION 7, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS SAID DESCRIPTION IS SIGNED BY JB ELVINK OWNER.

(AFFECTS PARCEL 2)

- K 9. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES. (AFFECTS PARCEL 2)
- L 10. COVENANTS AND AGREEMENT CONTAINED IN WARRANTY DEED FROM OTIS FARM COMPANY TO KATE H. MILLER RECORDED MARCH 20, 1919 AS DOCUMENT NUMBER 6484938, CONVEYING A PORTION OF THE LAND, THAT SAID GRANTEE WILL MAINTAIN AT HER OWN EXPENSE THE MAIN DRAINAGE DITCH NOW ON SAID PREMISES EXTENDING UNDER THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY TO THE LANDS LYING SOUTHERLY OF SAID RIGHT OF WAY. SIMILAR COVENANTS REFERED TO IN WARRANTY DEED FROM KATE H. MILLER TO WILLIAM B. FRANKENSTIEN FILED DECEMBER 19, 1925 AS DOCUMENT NUMBER LR 284326.
- (AFFECTS PARCEL 2)
- M 11. RAILROAD RIGHTS OF WAY. SPUR AND SWITCH TRACK RIGHTS, IF ANY, AND PORTIONS OF THE LAND WHICH MAY BE USED, OWNED OR OCCUPIED BY RAILROAD COMPANIES.
- (AFFECTS PARCEL 2)
- N 12. DECLARATION OF PROTECTIVE COVENANTS MADE BY HOWE DEVELOPMENT CO., A CORPORATION OF ILLINOIS, DATED JANUARY 13, 1958 AND RECORDED JANUARY 30, 1958 AS DOCUMENT NUMBER 17122649 AND FILED JANUARY 30, 1958 AS DOCUMENT NUMBER LR 1779655, RELATING TO THE USE, GROUND FLOOR, AREA, HEIGHT OF BUILDINGS, CHARACTER, SANITARY FACILITIES, FENCES, LOCATION, COST, KIND, APPROVAL OF PLANS BY HOWE DEVELOPMENT COMPANY AND HARRY M. HOWE OF THE BUILDINGS AND GARAGES THEREON.
- NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION
- (AFFECTS LOT 154 IN PARCEL 2)
- O 13. EASEMENT RESERVED AND GRANTED TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY, THEIR SUCCESSORS AND ASSIGNS BY PLAT OF SUBDIVISION RECORDED AUGUST 5, 1957 AS DOCUMENT NUMBER 16976975 AND FILED AS DOCUMENT NUMBER LR 1752092 TO OVERHANG ALL LOTS IN SUBDIVISION WITH AERIAL

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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (2006)

SCHEDULE B

POLICY NUMBER: 1401 - WSA254022 - F1

EXCEPTIONS FROM COVERAGE (CONTINUED)

WIRES AND TO ENTER UPON SAID LOTS AT ALL TIMES AND THE RIGHT TO CUT DOWN OR REMOVE OR TRIM TREES AND KEEP TRIMMED ANY TREES, BUSHES OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH PUBLIC UTILITY EQUIPMENT.

(AFFECTS LOT 154 IN PARCEL 2)

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