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8500244/21001043300m
SPECIAL WARRANTY DEED



Doc#: 1011212022 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/22/2010 08:47 AM Pg: 1 of 3

THIS INDENTURE, made as of April 19, 2010 between **MB816, 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 ("**Grantor**"), and, **Karim Babool** and **Shenila Babool**, husband and wife, as **TENANTS BY THE ENTIRETY** and not as joint tenants and not as tenants in common (together as "**Grantee**"), whose address is 294 Blue Spruce Lane, Glendale Heights, IL 60139

This space reserved for Recorder's use only.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto the Grantee, **FOREVER**, all interest in the real estate, situated in the County of Lake and State of Illinois, legally described on **Exhibit A** attached hereto and made a part hereof, commonly known as: **4401 Laine Circle, Glenview, Illinois**

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

TO HAVE AND TO HOLD the said real estate as described above with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that during the period that Grantor has owned title to the above described real estate, Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said real estate for the period Grantor owned title to the above described real estate, against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on **Exhibit A** attached hereto.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed, the day and year first above written.

MB816, LLC, an Illinois limited liability company

Prepared By:
Todd Fishbein, Esq.
Red Seal Development Corp.
425 Huehl Road, Building 18
Northbrook, IL 60062

By: *[Signature]*

Title: *Manager*

BOX 333-CT

[Handwritten Signature]

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STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Thomas Marinac, personally known to me to be a Manager of MB816, LLC and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal as of April 19, 2010.

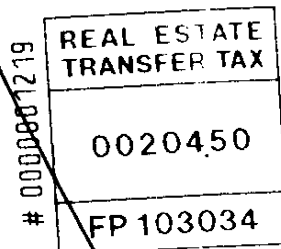
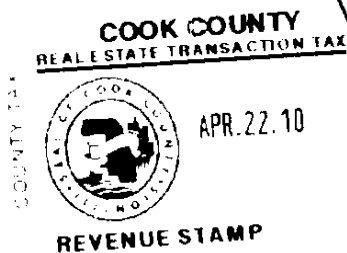
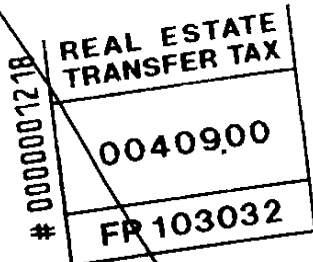
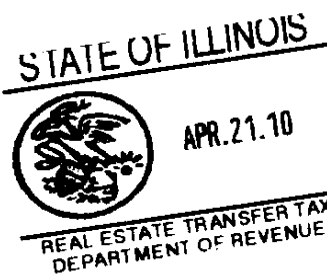
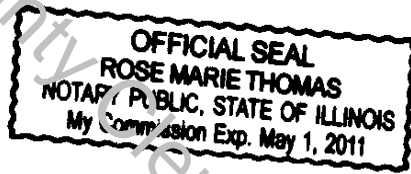
Rose Marie Thomas
Notary Public

SEND RECORDED DEED TO:

James E. Ackermann
Attorney at Law
9255 Waukegan Road
Morton Grove, IL 60053

SEND SUBSEQUENT TAX BILLS TO:

Karim Babool and Shenila Babool
4401 Lainie Circle
Glenview, Illinois 60002



Property of Cook County Clerk's Office

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EXHIBIT A

PARCEL 1:

LOT 4 IN TIMBERS GLEN PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 SECTION 29, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 21, 2006 AS DOCUMENT 0605217040 AND CERTIFICATE OF CORRECTION RECORDED ON SEPTEMBER 11, 2007 AS DOCUMENT 0725444012 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER LOT 20 IN TIMBERS GLEN PLANNED UNIT DEVELOPMENT, AFORESAID, AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED FEBRUARY 21, 2006 AND RECORDED MARCH 7, 2006 AS DOCUMENT 0606631050.

STREET ADDRESS: 4401 Lainie Circle, Glenview, Illinois
P.I.N.: 04-29-105-004

SUBJECT TO:

(1) general and special real estate taxes and assessments not due and payable at the time of Closing; (2) the Declaration of Covenants, Conditions, Restrictions and Easements for the Timbers Glen Homeowners Association recorded March 7, 2006 as document #0606631050; (3) easements, building and building line restrictions of record and all applicable development, building, zoning laws, ordinances and agreements (including, without limitation, any and all ordinances, resolutions, agreements, etc. passed by the Village in connection with the development of the Subdivision as a residential townhome community); (4) terms, provisions and conditions of that certain Annexation Agreement and the Village Ordinance approving said annexation, recorded as document numbers 0509519070 and 0509519071, respectively; (5) rights, agreements, covenants, conditions and restrictions of record; (6) the Plat of Subdivision for the Subdivision recorded as document no. 0605217040, together with all building lines, easements, covenants, conditions, restrictions and notations shown on said Plat; (7) acts done or suffered by or judgments against Purchaser or anyone claiming by, through or under Purchaser; (8) Purchaser's mortgage, if any, and related documents; (9) leases or licenses affecting the Common Area (as defined in the Declaration); and (10) terms, provisions and conditions of that certain PCS Site Agreement (Cell Tower Lease), including all amendments, memoranda and subleases thereto including but not limited to document numbers 0010973127, 98504018, 0516516165 and 0626401282