

UNOFFICIAL COPY

WARRANTY DEED (LLC to LLC)



11229180770

Doc#: 1122918077 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/17/2011 04:22 PM Pg: 1 of 5

THE GRANTOR, SPY GLASS PROPERTIES LLC, an Illinois limited liability company (f/k/a 9501 W. Southview LLC, an Illinois limited liability company), for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, does hereby CONVEY and WARRANT unto: **SPY GLASS ILLINOIS, LLC** an Illinois limited liability company, ("Grantee") 9501 W. Southview Avenue, Brookfield, Illinois 60513, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Permanent Real Estate Tax Number: 18-03-100-011-0000

Address of Real Estate: 9501 Southview Avenue, Brookfield, Illinois

Subject to: **SEE ATTACHED EXHIBIT "B"**

Hereby waiving all rights, including homestead rights, TO HAVE AND TO HOLD said premises forever.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

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Dated as of this 1st day of ~~July~~^{August}, 2011.

SPY GLASS PROPERTIES LLC,
an Illinois limited liability company

By: *Joseph P. Gardella*
Name: Joseph P. Gardella
Its: Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph P. Gardella, personally known to me to be the Manager of SPY GLASS PROPERTIES LLC, an Illinois limited liability company, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1st day of ~~July~~^{August}, 2011.

Commission expires _____ 20 _____

Paul M. Julien
NOTARY PUBLIC



Prepared by/
After recording return to:
Michael C. Jurasek
Thompson Coburn LLP
55 E. Monroe, 37th Floor
Chicago, Illinois 60603

Send subsequent tax bills to:
Spy Glass Illinois, LLC
9501 W. Southview Avenue
Brookfield, IL 60513

EXEMPT PURSUANT TO SECTION
(e) UNDER 35 ILCS 200/31-45.

DATE: August 1, 2011

By: *Joseph P. Gardella (John P. Gardella, agent)*

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EXHIBIT A LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 275.0 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID NORTH LINE OF SECTION 3, A DISTANCE OF 246.34 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WEST LINE OF SAID SECTION 3, DISTANT 320.0 FEET SOUTHERLY OF SAID NORTHWEST CORNER; THENCE SOUTHERLY ALONG SAID WEST LINE OF SECTION 3 TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 105.0 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO BURLINGTON NORTHERN RAILROAD CO'S (FORMERLY CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY'S) MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 600.0 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND DISTANT 160.0 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID MAIN TRACK CENTERLINE; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND DISTANT 5.0 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF MORTON AVENUE ACCORDING TO THE RECORDED PLAT OF THE TOWN OF BROOKFIELD, ILLINOIS; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF SECTION 3; THENCE WESTERLY ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.N.: 18-03-100-011-0000

STREET ADDRESS: 9501 WEST SOUTHVIEW AVENUE, BROOKFIELD, IL

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable.
2. Applicable zoning and building laws and ordinances.
3. Assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements and other matters of record.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

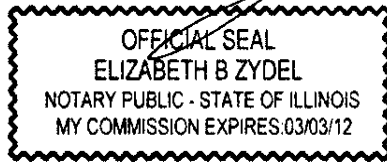
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated August 1, 2011

Signature: _____

Grantor or Agent

Subscribed and sworn before
Me by the said Grantor
this 1st day of August, 2011.



NOTARY PUBLIC

Elizabeth B Zydel

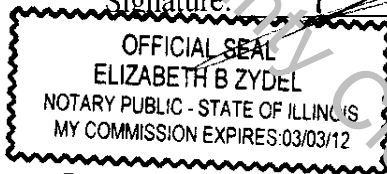
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date August 1, 2011

Signature: _____

Grantee or Agent

Subscribed and sworn to before
Me by the said Grantee
This 1st day of August, 2011.



NOTARY PUBLIC

Elizabeth B Zydel

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)