

UNOFFICIAL COPY

QUIT CLAIM DEED



Doc#: 1123634026 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/24/2011 09:41 AM Pg: 1 of 3

GRANTOR(S),
313 West Dundee Road, LP, an Illinois Limited Partnership, for and in consideration of TEN DOLLARS and NO/100's (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to the GRANTEE(S)

AANC, LLC
321 W. Dundee Rd., Buffalo Grove, IL 60089

the following Real Estate situated in the County of Cook, in the State of Illinois, to wit:

==== For Recorder's Use ====

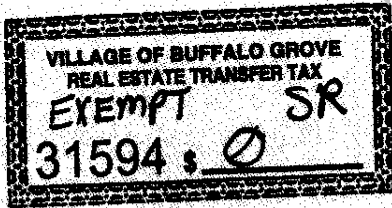
See Legal Description Attached

Permanent Real Estate Index Number(s): 03-09-102-001-000; 03-09-102-010-0000; 03-09-102-012-0000

Address of Real Estate: 313 W. Dundee Rd., Unit 333, Buffalo Grove, IL 60089

DATED this 11TH day of AUGUST, 2011.

Exempt under provisions of Para.(e), 35 ILCS 200/31-45.
Property Tax Code.



313 West Dundee Road, LP, an Illinois Limited Partnership

By: Eguert Nagaj

By: Igor Sher

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a notary public in and for the above county and state, certifies that Eguert Nagaj and Igor Sher are personally known to me to be the general partners of the 313 West Dundee Road, LP, an Illinois Limited Partnership, and personally known to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and acknowledged that as such general partners they signed, sealed and delivered the instrument as partners of said Limited Partnership pursuant to authority given by the Partnership Agreement and the laws of the State of Illinois as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notary seal this 11th day of August, 2011.

[Signature]
NOTARY PUBLIC

Prepared by: Anthony L. Russo, Jr., Esq. 1761 S. Naperville Rd., Suite 101, Wheaton, IL 60189

Mail To:

Anthony L. Russo, Jr., Esq.
1761 S. Naperville Rd., Ste. 101
Wheaton, IL 60189



Send Subsequent Tax Bills To:

Eguert Nagaj
321 West Dundee Road
Buffalo Grove, IL 60089

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION**

Address: 333 West Dundee Road, Buffalo Grove, Illinois

Unit 333

Permanent Index Numbers: 03-09-102-001-0000; 03-09-102-010-0000; 03-09-102-012-0000.

PARCEL 1:

Unit No. 333, in the Buffalo Grove Professional Center Condominium, as delineated on a plat of survey of the following described tract of land: Lot 1 in Buffalo Grove Professional Centre Subdivision, being a resubdivision of lots in Dun-Lo Highlands, in the west half of the northwest quarter of Section 9, Township 42 North, Range 11, east of the Third Principal Meridian, which plat of survey is attached as Exhibit "D" to the declaration of condominium ownership recorded August 24, 2005 as document 0523632001, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PARCEL 2:

Non-exclusive license agreement for a period of 20 years, beginning January 1, 2005, and ending December 31, 2024, for the purposes of permitting storm water drainage, as created by License Agreement for Golfview Terrace Detention Basin recorded August 17, 2005, as document 0522955034, over the following described property: Commencing at the northwest corner of Section 9, Township 42 north, Range 11 east of the Third Principal Meridian; thence east along the north line thereof, an assumed bearing of north 90 degrees 00 minutes 00 seconds east, 100 feet; thence south 00 degrees 00 minutes 00 seconds east, 50.00 feet to the point of beginning; thence south 90 degrees 00 minutes 00 seconds west, 90.00 feet; thence south 00 degrees 00 minutes 00 seconds east, 270.00 feet; thence south 13 degrees 18 minutes 45 second east, 140 feet; thence north 74 degrees 17 minutes 55 seconds east, 60.00 feet; thence north 00 degrees 00 minutes 00 seconds west, 390.00 feet to the point of beginning, in Cook County, Illinois, for the benefit of the following described property: Part of Lot 1, Lot 2 (except the east 100 feet of Lot 2), Lot 71 (except the east 100 feet thereof), Lot 72 (except the east 100 feet thereof) all in Dun-Lo Highlands, being a subdivision of the west half of the northwest quarter (except the south 2.2 acres thereof) in Section 9, Township 42 north, Range 11 east of the Third Principal Meridian, according to the plat thereof recorded October 15, 1946 as document 13916670, in Cook County, Illinois.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; 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.

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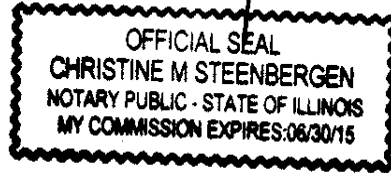
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 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 11, 2011

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 11TH day of AUGUST, 2011
Notary Public Christine M. Steenbergen



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 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.

Date AUGUST 11, 2011

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 11TH day of AUGUST, 2011
Notary Public Christine M. Steenbergen



Note: Any person who knowingly submits a false statement concerning the identity of a 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.)