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Doc#: 1132719035 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/23/2011 09:13 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED
BY AND SHOULD BE RETURNED
TO:

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431

ABOVE SPACE FOR RECORDER'S USE ONLY

Exempt deed or instrument
eligible for recordation
without payment of tax.

[Signature] 11-3-11
City of Des Plaines

COMMON AREA DEED

Re: Lexington Park Townhomes (Blocks E and I)

This indenture, made this 10th day of October, 2011, between Lexington Des Plaines I LLC, a Delaware limited liability company ("Grantor"), and Lexington Park Townhome Owners Association, an Illinois not for profit corporation, c/o Foster/Premier, Inc., 750 W. Lake Cook Road, Suite 190, Buffalo Grove, Illinois 60089 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does CONVEY AND QUIT CLAIM unto Grantee, and to its heirs and assigns, FOREVER, all the real estate, situated in the County of Cook and State of Illinois known and legally described in Exhibit A hereto (the "Common Area").

The Common Area is being hereby conveyed subject to:

General real estate taxes for the current year not yet due and for subsequent years; easements, covenants, restrictions, agreements, conditions and building lines of record; Declaration for Lexington Park Townhomes, recorded with the Cook County Recorder on October 3, 2008 as Document No. 0827733128, as supplemented and amended from time to time, including all Exhibits thereto ("Declaration"); applicable zoning and building laws and ordinances; and acts done or suffered by Grantee, or anyone claiming under Grantee.

The Common Area is being conveyed to Grantee pursuant to the provisions of the Declaration as Common Area thereunder.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

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BOX 333-CT

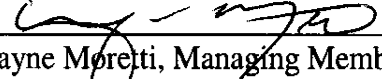
3 of 3 1409-ACC000014 ZC

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its authorized signatory the day and year first above written.

GRANTOR:

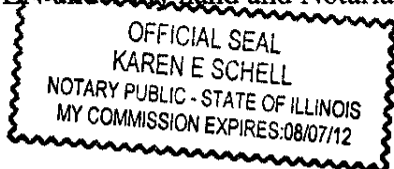
LEXINGTON DES PLAINES I LLC, a Delaware limited liability company

By: 
Wayne Moretti, Managing Member

STATE OF ILLINOIS)
COUNTY OF Cook) ss

I, Karen E. Schell, a Notary Public in and for said County and State, do hereby certify that Wayne Moretti, Managing Member of Lexington Des Plaines I LLC, a Delaware limited liability company (the "Company"), appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

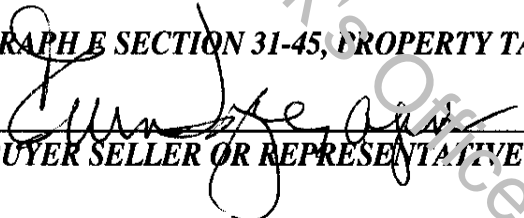
GIVEN under my hand and Notarial Seal this 12th day of October, 2011.




Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, PROPERTY TAX CODE.

10/12/11
DATE


BUYER SELLER OR REPRESENTATIVE

AFTER RECORDING MAIL TO:
Brian Meltzer
Meltzer, Purtill & Stelle LLC
1515 E. Woodfield Road, Suite 250
Schaumburg, Illinois 60173

SEND SUBSEQUENT TAX BILLS TO:
Lexington Park Townhome Owners Assn.
c/o Foster Premier
750 W. Lake Cook Road, Suite 190
Buffalo Grove, Illinois 60008

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EXHIBIT A

Legal Description of Common Area

Blocks E and I in Lexington Park, being a subdivision of Part of the West Half of the Northeast Quarter and Part of the East Half of the Northwest Quarter, all in Section 17, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, pursuant to the plat thereof recorded in Cook County, Illinois on March 31, 2008, as Document No. 0809116062.

Address: Open space west of Wildflower Street, Des Plaines, IL 60016

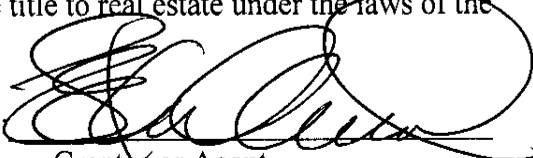
PINS: 09-17-203-044 and 09-17-203-046

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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: 10/12, 2011

Signature: 

Grantor or Agent

Subscribed and sworn to before me by the said agent

Affiant

this 12 day of October, 2011.

Notary Public 

"OFFICIAL SEAL"

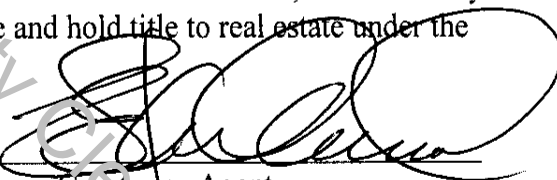
Ellen Joyce

Notary Public, State of Illinois

My Commission Expires 3/16/2015

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 acquired and hold title to real estate in Illinois, or other 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.

Dated: 10/12, 2011

Signature: 

Grantee or Agent

Subscribed and sworn to before me by the said agent

Affiant

this 12 day of October, 2011.

Notary Public 

"OFFICIAL SEAL"

Ellen Joyce

Notary Public, State of Illinois

My Commission Expires 3/16/2015

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)