



Doc#: 1208831022 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/28/2012 11:04 AM Pg: 1 of 4

636504 11
WARRANTY DEED

THIS INDENTURE, made this February 27, 2012, between Bruce A. Williams and Debra A. Williams, Grantor, and MB777, LLC, Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, SELL, REMISE, RELEASE, WAIVE AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit:

UNIT 212 IN 850 VILLAGE CENTER DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6-2 IN THE FINAL PLAT OF SUBDIVISION FOR BUCK RIDGE VILLAGE CENTER RESUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 23, 2008 AS DOCUMENT 0814422089 AND AS AMENDED BY 0814422092, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-28 AND P-50, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-39, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND

{00035975}

STEWART TITLE COMPANY
2055 West Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

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RESTRICTIONS RECORDED October 4, 2006 AS DOCUMENT 0627734129 AND AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED November 30, 2007 AS DOCUMENT 0733403124 FOR ACCESS, PARKING, STORM WATER DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND COMMUNICATION, VERTICAL UTILITIES, MAINTENANCE, ADJACENT BUILDING CONSTRUCTION, ENCROACHMENT, AND STRUCTURAL SUPPORT OVER, UPON AND UNDER THE COMMON AREAS OF LOTS 1 THROUGH 8 AND OUTLOTS A AND B IN BURR RIDGE VILLAGE CENTER SUBDIVISION.

The common address of the property is 850 Village Center Drive, Unit 212, Burr Ridge, IL 60527.
P.I.N.: 1630-300-054-1012

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

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

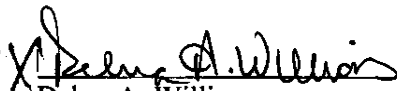
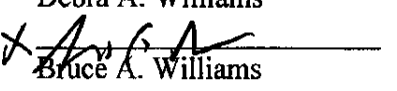
And Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to the Mortgage recorded as document 0824608268.

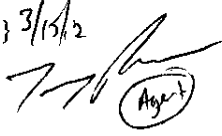
This Warranty Deed is given by Grantor as a deed in lieu of foreclosure. Grantor acknowledges that it is expressly intended and agreed that the lien and security interest granted by Grantor to MB Financial Bank, N.A. made by Bruce A. Williams and Debra A. Williams, and recorded on September 2, 2008, in the Cook County, Illinois Recorder's Office as Document No. 0824608268 shall remain in full force and effect and shall not merge with the interest acquired hereunder, but shall remain a separate, distinct and continuing lien and security interest as therein provided.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of the day and year first above written.

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF the Real Estate Transfer Tax Law 35 ILCS 200/31-45, sub-paragraph


Debra A. Williams

Bruce A. Williams

{00035975} 3/15/12


Agent

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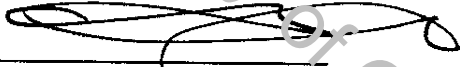
GRANTOR NOTARY

STATE OF ILLINOIS

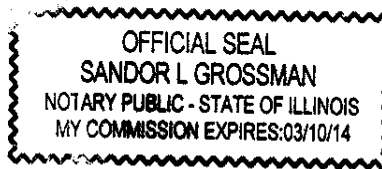
COUNTY OF COOK

I, Sandor L. Grossman, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Bruce A. Williams and Debra A. Williams who are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 25 day of Feb, 2012.



Notary Public



My commission expires: 3-10, 2014

SEND SUBSEQUENT TAX BILLS TO:

MB FINANCIAL BANK, N.A.
6111 NORTH RIVER ROAD
ROSEMONT, IL 60018

PREPARED BY:

LAWRENCE GOLD
GOMBERG, SHARFMAN, GOLD & OSTLER, P.C
208 SOUTH LASALLE STREET, SUITE 1410
CHICAGO, IL 60604

MAIL TO:

GOMBERG, SHARFMAN, GOLD & OSTLER, P.C
208 SOUTH LASALLE STREET, SUITE 1410
CHICAGO, IL 60604

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirm that, to the best of his/her 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: February 27, 2012

Signature:

[Handwritten Signature]
Bruce A. Williams
Grantor, or Agent

Subscribed and sworn to before me by the said Grantor this 25 day of Feb, 2012

NOTARY PUBLIC



[Handwritten Signature]
Debra A. Williams
Grantor, or Agent,
SO by the Williams.
2/25/2012

The Grantee or his/her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: February 27, 2012

Signature:

[Handwritten Signature]
MB77, LLC
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this ___ day of ___ 20__

NOTARY PUBLIC



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.)