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(2all)

This instrument prepared by and after recording should be returned to:

John J. Stocker, Esq.
MKS, Attorneys at Law, LLC
225 West Hubbard Street, Suite 650
Chicago, Illinois 60654



Doc#: 1210933107 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/18/2012 01:44 PM Pg: 1 of 4

C.T.I.C. 8487927 D2 KARSAI DMG

WARRANTY DEED

STATE OF ILLINOIS

COUNTY OF Cook

)
) KNOW ALL MEN BY THESE PRESENTS:
)

THAT, Roy T. Jenkinson, an unmarried man, whose mailing address is 62 Hibbard Road, Northfield, Illinois 60093 (herein called "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to Grantor paid by HRG Venture, LLC, an Illinois limited liability company, whose mailing address is c/o Jeremiah S. James, 2550 Waukegan Road, Suite 220, Glenview, Illinois 60025, (herein called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT, SELL and CONVEY unto Grantee, that certain tract of land described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes, together with all and singular, the improvements, fixtures, easements, rights-of-way, licenses, interests, rights, and appurtenances appertaining thereto, if any (herein collectively called the "Property") and does hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This Deed is executed by Grantor and accepted by Grantee subject to those matters listed in Exhibit "B" attached hereto and incorporated herein by reference (herein collectively called the "Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself and its legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Encumbrances, unto Grantee, its legal representatives,

Box 400-CTCC

Handwritten initials/signatures: S, P, S, SC, 12/16/12

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EXHIBIT B

Encumbrances

1. General real estate taxes for 2011 and subsequent years not yet due and payable.
2. Rights of the public, the State of Illinois and the Municipality in and to that part of the land being used as a public road known as Hibbard Road.
3. Easement in favor of Commonwealth Edison Company and the Illinois Bell Telephone Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 16187781, in the Cook County Recorder's Office, Illinois.
4. Easement in favor of Village of Northfield for the purposes of constructing and maintaining a 5 foot sidewalk recorded/filed December 28, 1972 as Document No. 2217057, in the Cook County Recorder's Office, Illinois.

Cook County Clerk's Office