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Recording requested by:

Matthew R. Nash, Esquire
Riemer & Braunstein LLP
71 South Wacker Drive, Suite 3515
Chicago, Illinois 60606
Telephone: (312) 780-1191

and when recorded, please return this deed
and tax statements to:

Admirals Realty Holdings, LLC
200 Clarendon Street, 22nd Floor
Boston, Massachusetts 02116
Attn: Tim O'Donnell



Doc#: 1211829065 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/27/2012 02:28 PM Pg: 1 of 7

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WARRANTY DEED

THE "GRANTOR" TYCORE, LTD, an Indiana corporation whose address is 1212 N. Lakeshore Drive, Apt. 15CN, Chicago, Illinois 60610 FOR A VALUABLE CONSIDERATION, in the amount of TEN AND 00/100 DOLLARS (\$10.00) in hand and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby CONVEYS and WARRANTS to Admirals Realty Holdings, LLC, a Delaware limited liability company ("Grantee"), whose address is 200 Clarendon Street, 22nd Floor, Boston, Massachusetts 02116, the following real estate in the City of Arlington Heights, County of Cook, State of Illinois (the "Property") with the following legal description:

See Exhibit "A" attached hereto and made a part hereof.

Permanent Index Number(s): 08-16-200-070-0000
08-16-200-071-0000

Property Address: 2010 S. Arlington Heights Road, Arlington Heights, Illinois

The Property hereby conveyed is being conveyed subject to those title exceptions and other matters set forth on Exhibit "B" attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the 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 Property with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said Property with the appurtenances, unto Grantee and its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise, and agree, to and with Grantee, and its successors and assigns, that it WILL WARRANT AND DEFEND said Property

NCS-536806 L.L.

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against all persons lawfully claiming, or to claim the same, by, through, or under Grantor, subject to the title exceptions and other matters set forth on Exhibit "B" attached hereto.

[SIGNATURE ON NEXT PAGE]

Property of Cook County Clerk's Office

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EXECUTED this 4 day of April, 2012.

GRANTOR:

TYCORE, LTD

By: *Richard C. Gabriel*
duly authorized

Name: Richard C. Gabriel

Title: President

State of _____)
County of ALLEN) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Richard C. Gabriel personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the above-described Grantor, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 4 day of April, 2012.

(Seal)

Beth A. Wenzel Signature of Notary Public

Beth A. Wenzel
Printed Name of Notary

My commission expires on 1-26, 2013.

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Exempt under Provisions of 35 ILCS 200/31-45, paragraph 1, Real Estate Transfer Tax Act COUNTY/ILLINOIS TRANSFER STAMP (If Required)

4/4/12
Date

TYCORE, LTD

By: 
duly authorized

Name: Richard C. Gabriel
Title: President

NAME AND ADDRESS OF PREPARER:
Matthew R. Nash, Esquire
Riemer & Braunstein LLP
71 South Wacker Drive, Suite 3515
Chicago, Illinois 60606

Mail Subsequent Tax Bills to:
Admirals Realty Holdings, LLC
200 Clarendon Street, 22nd Floor
Boston, Massachusetts 02116
Attn: Tim O'Donnell

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EXHIBIT "A"
Legal Description

Lot 1 in Doctor's Subdivision of part of Lot 6 in the Subdivision of Joseph A. Barnes' Farm in Section 16, Township 41 North, Range 11, East of the Third Principal Meridian (except that part conveyed to the people of the State of Illinois Department of Transportation recorded as Document 94176541), in Cook County, Illinois.

2010 S. Arlington Hts. Road, Arlington Hts IL

08-16-200-070

08-16-200-071

Property of Cook County Clerk's Office

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EXHIBIT "B"

Title Exceptions and Other Matters

1. General real estate taxes for the year(s) 2012 and subsequent years.
2. Easement in favor of Commonwealth Edison Company for pole lines, conduits and maintenance purposes granted by document 2593777, recorded on November 16, 1971, and the terms and conditions thereof.
3. Terms, powers and provisions of an Ordinance regarding Approving a Planned Development of Arlington Heights, a copy of which was recorded as document 21515294.
4. Liens and encumbrances caused solely by actions of Admirals Bank, LSREF2 Nova Investments Trust 2010, Wells Fargo Bank, N.A., or Citibank, N.A., or their respective officers, directors, employees, attorneys, representatives, agents, predecessors, parent, subsidiaries, shareholders, trustees, beneficiaries, affiliates, successors, and assigns.

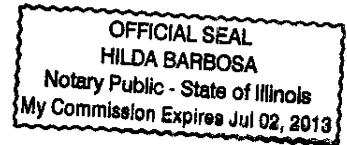
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STATEMENT BY GRANTOR AND GRANTEE

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 4/26, 20 12 Signature [Signature]
Grantor or Agent

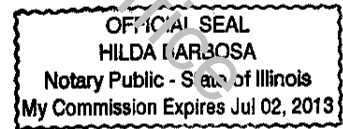
Subscribed and sworn to before me by the said [Signature] affiant this 26th day of April, 20 12.
Notary Public [Signature]



The grantee or his agent affirms and verified 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 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 4/26, 20 12 Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] affiant this 26th day of April, 20 12.
Notary Public [Signature]



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