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WARRANTY DEED

Doc#: 1215929107 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/07/2012 01:57 PM Pg: 1 of 4

This instrument prepared by:
Chuhak & Tecson, P.C.
Mitchell D. Weinstein, Esq.
30 S. Wacker Drive, Suite 2600
Chicago, IL 60606

~~After recording, return to:~~
Silverang & Donohoe, LLC
Attention: Kelly Anne Donohoe, Esq.
595 E. Lancaster Avenue, Suite 203
St. Davids, PA 19087

Future taxes to:
Exeter 1501 LIVELY, LLC
c/o Exeter Property Group II, L.P.
140 W. Germantown Pike, Suite 150
Plymouth Meeting, PA 19462

CAPITAL REALTY FUND I, LLC – LIVELY SERIES, a series of an Illinois limited liability company (“Grantor”), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, REMISES and CONVEYS to EXETER 1501 LIVELY, LLC, a Delaware limited liability company (“Grantee”), all interest in the real estate situated in the County of Cook, State of Illinois and further described on Exhibit A attached hereto and made a part hereof by this reference.

Permanent Index No.: 08-34-202-029-0000

Address of Real Property: 1501 Lively Blvd., Elk Grove Village, IL 60007.

Subject to: Those matters set forth on Exhibit B attached hereto.

Grantor does covenant, promise and agree to and with Grantee, and successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged by its actions, except as herein recited; and that it will warrant and defend, the said premises against all persons lawfully claiming, or to claim the same, by, through and under it.

After Recording, Return to:
First American Title Insurance Company
Attn: Katherine Hahn
30 N. LaSalle St, Suite 2700
Chicago, IL 60602

FIRST AMERICAN TITLE

ORDER # 531256-03
L Whitman

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Dated this 29 day of MAY, 2012.

GRANTOR:

CAPITAL REALTY FUND I, LLC – LIVELY SERIES,
a series of an Illinois limited liability company

By: CAPITAL REALTY INVESTORS I, LLC,
an Illinois limited liability company, its Manager

By: [Signature]
Richard P. Turasky, Jr., Manager

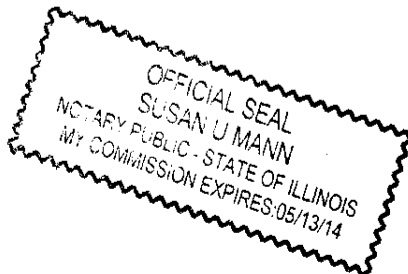
STATE OF ILLINOIS)

COUNTY OF McHenry)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard P. Turasky, Jr., known to me to be a duly authorized officer on behalf of CAPITAL REALTY INVESTORS I, LLC, an Illinois limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument of writing as a duly authorized officer of said limited liability company, and caused the seal of the limited liability company to be thereunto affixed, pursuant to authority given by the Manager of said limited liability company, as his free and voluntary act and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 29 day of MAY, 2012.

[Signature]
Notary Public



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EXHIBIT "A" LEGAL DESCRIPTION

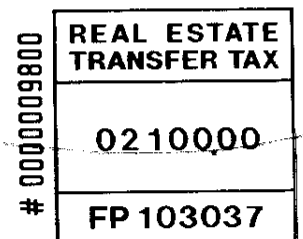
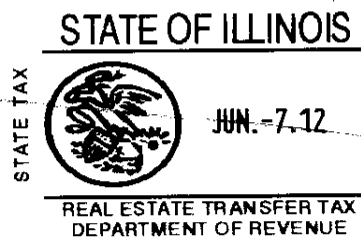
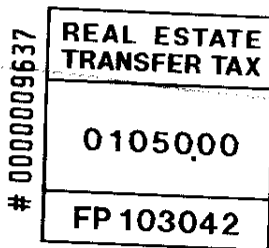
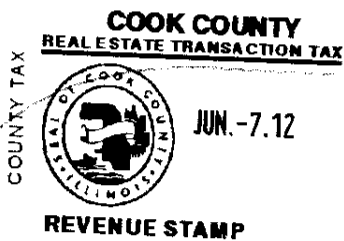
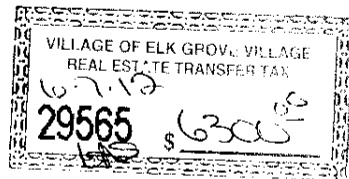
LOT 1 IN FPM ASSOCIATES SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1984 AS DOCUMENT 27262580, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART TAKEN BY THE VILLAGE OF ELK GROVE BY TRUSTEE'S DEED RECORDED DECEMBER 1, 2006 AS DOCUMENT NUMBER 0633534079 DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 IN F.P.M. ASSOCIATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1984 AS DOCUMENT NUMBER 27262580, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES 38 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 38.34 FEET; THENCE SOUTH 1 DEGREE 21 MINUTES 50 SECONDS EAST, A DISTANCE OF 3.15 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 14.66 FEET; THENCE SOUTHWESTERLY 28.40 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 51.42 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 56 DEGREES 13 MINUTES 54 SECONDS WEST, 28.04 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 1 DEGREE 21 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 18.15 FEET TO THE POINT OF BEGINNING.

Note: For informational purposes only, the land is known as:

1501 Lively Boulevard
Elk Grove Village, IL



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EXHIBIT "B" PERMITTED EXCEPTIONS

THOSE PERMITTED EXCEPTIONS AS SHOWN ON SCHEDULE B OF THE OWNERS
POLICY NUMBER NCS-531256-03 ISSUED BY FIRST AMERICAN TITLE
INSURANCE COMPANY.

Property of Cook County Clerk's Office