

UNOFFICIAL COPY



WARRANTY DEED

Doc#: 1236356025 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/28/2012 03:37 PM Pg: 1 of 3

The Above Space for Recorder's Use Only

THE GRANTOR, **2525 E. Oakton, LLC**, an Illinois limited liability company, of the Village of Arlington Heights, County of Cook, State of Illinois, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to THE GRANTEE, **Chicago Title Land Trust Company, as Trustee under Trust Agreement dated December 28, 2012, known as Trust No. 8002360920**, the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

THE EAST 98 FEET OF THE WEST 457.32 FEET (EXCEPT THE NORTH 50 FEET TAKEN AND USED FOR OAKTON STREET) OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 81.66 FEET OF THE WEST 359.32 FEET (EXCEPT THE NORTH 50 FEET TAKEN AND USED FOR OAKTON STREET) OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No(s): 08-26-201-006-0000; 08-26-201-007-0000

Address of Property: 2525 E. Oakton, Arlington Heights, Illinois 60005

Subject to: covenants, conditions and restrictions of record; public and utility easements if any; all special governmental taxes or assessments confirmed and unconfirmed; that certain Mortgage dated July 27, 2007 in favor of American Community Bank & Trust Company and recorded as Document No. 0723405167; that certain Assignment of Rents dated August 22, 2007 in favor of American Community Bank & Trust Company and recorded as Document No. 0723405168; act(s) of the grantee; and general real estate taxes not due and payable at the time of transfer.

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

DANIEL BOREK, ATTY-IN-FACT FOR 2525 E. OAKTON, LLC, being duly sworn on oath, states that it resides at 2525 E. Oakton St., Arlington Heights, IL 60005. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Daniel Borek
DANIEL BOREK

SUBSCRIBED and SWORN to before me

this 28th day of Dec, 2012.

[Signature]
Notary Public

