

# UNOFFICIAL COPY

## WARRANTY DEED

PREPARED BY:  
Strauss & Malk, LLP  
135 Revere Drive  
Northbrook, IL 60062

AFTER RECORDING RETURN TO:  
Roddimeyer III, LLC  
Phillip Meyers, Manager  
7123 E. Bluebird Lane  
Paradise Valley AZ 85253

SEND SUBSEQUENT TAX BILLS TO:  
Roddimeyer III, LLC  
7123 E. Bluebird Lane  
Paradise Valley, AZ 85253



Doc#: 1319249026 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/11/2013 11:49 AM Pg: 1 of 5

THIS SPACE FOR RECORDER'S USE ONLY

THIS WARRANTY DEED ("Deed"), dated as of the 3<sup>rd</sup> day of July, 2013, is given by 310 N. MILWAUKEE, LLC, an Illinois limited liability company, whose address is 135 Revere Drive, Northbrook, IL 60062 ("Grantor"), to RODDIMEYER III, LLC, an Illinois limited liability company, whose address is 7123 E. Bluebird Lane, Paradise Valley, AZ 85253 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by Grantee, does by these presents remise, release, alien and convey unto Grantee and to Grantee's successor and assigns forever, that certain parcel of real estate situated in the City of Highwood, County of Lake and State of Illinois, legally described on **Exhibit "A"** attached hereto (the "**Property**"), subject only to the terms set forth herein and to those items, matters and things described on **Exhibit "B"** attached hereto.

TO HAVE AND TO HOLD THE SAME, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever. Grantor hereby covenants that Grantor and its successors and assigns will warrant and defend the title to the Property unto Grantee and to its successor and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject only to those items, matters and things described on Exhibit B attached hereto.

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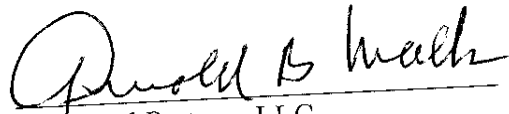
FIDELITY NATIONAL TITLE 53010592A

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IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed by its duly authorized representative the day and year first above written.

310 N Milwaukee LLC, an Illinois limited liability company



By: Karal Partners LLC

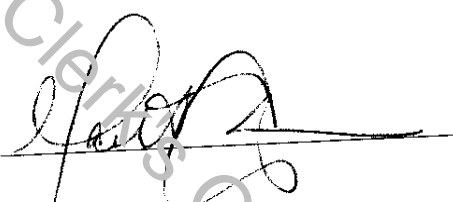
By: Arnold B. Malk, Manager

Property of Cook County Clerk's Office

STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF COOK )

I, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Arnold B. Malk, personally known to me to be the same person who executed the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act as the Manager of Karal Partners LLC, Manager of 310 N Milwaukee, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this 3<sup>rd</sup> day of July, 2013.

Notary Public: 

My Commission Expires: 9/28/16



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## EXHIBIT A


### Legal Description of the Property


THE NORTHEASTERLY 130.00 FEET OF LOT 14 AND THE NORTHEASTERLY 130.00 FEET OF LOT 13 (EXCEPT THE NORTHWESTERLY 21.00 FEET THEREOF) IN WILLIAM ZELOSKY'S MILWAUKEE AVENUE ADDITION TO WHEELING IN SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART OF THE NORTHEASTERLY 130.00 FEET OF LOT 14 AND THE NORTHEASTERLY 130.00 FEET OF LOT 13, EXCEPT THE NORTHWESTERLY 21.00 FEET THEREOF) IN WILLIAM ZELOSKY'S MILWAUKEE AVENUE ADDITION TO WHEELING, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 13, 1925, AS DOCUMENT 8773829, IN COOK COUNTY, ILLINOIS (DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 14 AFORESAID; THENCE ON AN ASSUMED BEARING OF NORTH 21 DEGREES 38 MINUTES 56 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOTS 14 AND 13, A DISTANCE OF 129.82 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 21.00 FEET OF LOT 13 AFORESAID; THENCE SOUTH 68 DEGREES 21 MINUTES 04 SECONDS WEST ALONG SAID SOUTHERLY LINE, 11.00 FEET; THENCE SOUTH 21 DEGREES 38 MINUTES 06 SECONDS EAST ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF SAID LOTS, 95.38 FEET; THENCE SOUTH 34 DEGREES 20 MINUTES 42 SECONDS WEST, 33.56 FEET TO THE SOUTH LINE OF LOT 14; THENCE SOUTH 89 DEGREES 39 MINUTES 39 SECONDS EAST ALONG SAID SOUTH LINE 41.86 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

Address of Property: 310 N. Milwaukee, Wheeling, IL 60090

Tax PIN: 03-02-404-029-0000

STATE OF ILLINOIS  JUL 10 13 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000000758	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="text-align: center; font-size: 1.2em;">01075.00</td> </tr> <tr> <td style="text-align: center;">FP 103049</td> </tr> </table>	REAL ESTATE TRANSFER TAX	01075.00	FP 103049
REAL ESTATE TRANSFER TAX					
01075.00					
FP 103049					

COOK COUNTY REAL ESTATE TRANSACTION TAX  JUL 10 13 REVENUE STAMP	# 0000000762	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="text-align: center; font-size: 1.2em;">00537.50</td> </tr> <tr> <td style="text-align: center;">FP 103052</td> </tr> </table>	REAL ESTATE TRANSFER TAX	00537.50	FP 103052
REAL ESTATE TRANSFER TAX					
00537.50					
FP 103052					

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## EXHIBIT B

1. ALL PLATS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND ENCROACHMENTS OF RECORD, OR WHICH WOULD BE ASCERTAINABLE BY AN EXAMINATION OF TITLE AND AN INSPECTION OR SURVEY OF THE PROPERTY INCLUDING, WITHOUT LIMITATION, (I) ALL MATTERS AND EXCEPTIONS NOTED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 53010592A BEARING AN APRIL 4, 2013 EFFECTIVE DATE THAT ARE NOT OTHERWISE LISTED ON THIS EXHIBIT B, AND (II) ALL MATTERS AND CONDITIONS SHOWN ON ALTA/ACSM LAND TITLE SURVEY DATED PREPARED BY ALTAMONTE SURVEYING & PLATTING, INC. DATED 5-13-2013.
2. TAXES FOR THE YEAR 2013, NOT YET DUE AND PAYABLE.
3. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL, HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN IN THE PUBLIC RECORDS.
5. EXISTING UNRECORDED LEASE WITH STARBUCKS AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

ARNOLD B. MALK, Manager of Karal Partners LLC, who is the Manger of 310 Milwaukee LLC, being duly sworn on oath, resides at 135 Revere Drive, Northbrook, IL. 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 and other pipe lines 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;
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, Paragraph 1, effective October 1, 1977.

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.

Arnold B Malk  
Manager

SUBSCRIBED AND SWORN TO BEFORE ME  
this 8th day of July, 2013.

Mark T Chavin  
Notary Public

