



14133220130

SPECIAL WARRANTY DEED

Doc#: 1413322013 Fee: \$44.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 05/13/2014 09:15 AM Pg: 1 of 4

THIS INDENTURE WITNESSETH,

20141521318924485-
That the Grantor, **ARLINGTON DEVCO LLC FOUNDERS SERIES**, an Illinois limited liability company, whose principal place of business is c/o Arlington Devco, LLC, 2920 West Euclid Avenue, Arlington Heights, IL 60005, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does **REMISE, RELEASE, ALIEN AND CONVEY**

UNTO: ARLINGTON DOWNS COMMERCIAL, LLC, an Illinois limited liability company, whose principal place of business is 2920 W. Euclid, Arlington Heights, IL 60005, the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See **EXHIBIT A** attached hereto and made a part hereof

hereinafter referred to as the "**Property**".

Exempt pursuant to 35 ILCS 200/31-45(e)

Claudia Spitzer
attorney & agent

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and remainders, and the revision and reversions, remainder, rents, issues and profits thereof: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor and none other, it **WILL WARRANT AND DEFEND**, subject to: general real estate taxes for the year 2013 and subsequent years; building and zoning laws, county and municipal ordinances, state and federal regulations, easements, covenants, conditions and restrictions of record.

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused these presents to be executed this 28th day of ~~March~~ April, 2014.

ARLINGTON DEVCO LLC FOUNDERS SERIES,
an Illinois limited liability company

By: Arlington Downs Management LLC,
an Illinois limited liability company
Its: Manager

By: 

David M. Trandel, Manager

State of Illinois)

County of Cook)

ss.

The undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that David M. Trandel, personally known to me to be a Manager of Arlington Downs Management LLC, an Illinois limited liability company, the Manager of **ARLINGTON DEVCO LLC FOUNDERS SERIES**, an Illinois limited liability company, and 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 as such Manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of ~~March~~ April, 2014.


NOTARY PUBLIC

Commission expires 10-2, 2017



EAL ESTATE TRANSFER

05/06/2014



COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00

02-26-201-019-0000 | 20140401607842 | W634XD

UNOFFICIAL COPY

EXHIBIT A TO SPECIAL WARRANTY DEED

LOT 4A IN ARLINGTON DOWNS TWO, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHWEST ¼ OF SECTION 25 AND PART OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ARLINGTON DOWNS TWO, RECORDED OCTOBER 25, 2013 AS DOCUMENT 1329839038, IN COOK COUNTY, ILLINOIS.

PIN: a part of #s: 02-26-201-019-0000 & 02-21-201-020-0000

Address of Property: 3400 ^E~~W~~ Euclid Avenue, Arlington Heights, Illinois 60005

Prepared by and Return to:

Michael D. Firsel
Ruben, Firsel & Ross, LLC
2801 Lakeside Drive
Suite 207
Bannockburn, IL 60015-1200

Send Subsequent Tax Bills to:
Arlington Downs Commercial, LLC
c/o Arlington Devco, LLC
2920 W. Euclid
Arlington Heights, IL 60005

UNOFFICIAL COPY**EXEMPT AND ABI TRANSFER DECLARATION STATEMENT
REQUIRED UNDER PUBLIC ACT 87-543
COOK COUNTY ONLY**

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 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: 4-28, 2014.

[Signature]
GRANTOR OR AGENT

STATE OF ILLINOIS)

) ss

COUNTY OF COOK)

Subscribed to before me this 28th day of April, 2014.

My commission expires: 10-2-17

[Signature]
Notary Public



The GRANTEE or his agent affirms and verifies 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 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: 4-28, 2014.

[Signature]
GRANTEE OR AGENT

STATE OF ILLINOIS)

) ss:

COUNTY OF COOK)

Subscribed to before me this 28th day of April, 2014.

My commission expires: 10-2-17

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attach to Deed or ABI to be recorded in Cook County, if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act]