



Doc#: 1419833009 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2014 09:54 AM Pg: 1 of 3

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SPECIAL WARRANTY DEED

The Grantor, BANBURY METROLOFTS, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars, or other good and valuable consideration in hand paid, and pursuant to authority given by the Members and Manager of said limited liability company, CONVEYS and AGREES with Grantee, KBSO, LLC, that Grantor will forever warrant and defend the title to the land conveyed against lawful claims and demands of all persons claiming the same or any part of it by, through, or under Grantor the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION:

PARCEL 1:

- UNIT NUMBERS 204, 205, 206, 207 AND 301 IN METROLOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST ONE THIRD OF LOTS 1 AND 2; THE EAST HALF OF LOT 6; AND LOT 3 ALL IN BLOCK 26, IN TOWN OF DUNTON, IN THE SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 5, 2007, AS DOCUMENT NUMBER 0700516044, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO:

GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.

Box 400-CTCC

S Y
P 3
S N
SC Y
INT Y

UNOFFICIAL COPY

SUBJECT TO:

RIDER A ATTACHED

Permanent Real Estate Index Numbers: 03-29-347-034-1004, 03-29-347-034-1005, 03-29-347-034-1006, 03-29-347-034-1007, and 03-29-347-034-1014

Address of Real Estate: Units #204, 205, 206, 207, 301, 10 S. Dunton, Arlington Heights, IL 60005

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this 1st day of July, 2014.

BANBURY METROLOFTS, LLC

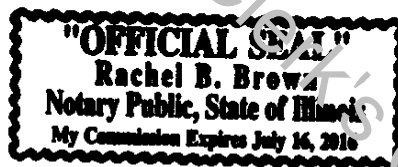
By: [Signature]
Dennis Hesse
Title: Manager

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Dennis Hesse personally known to me to be the Manager of Banbury Metrolofts, LLC, 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 severally acknowledged that as such manager, signed and delivered the said instrument pursuant to authority given by the Members and Manager of said limited liability company, 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 1st day of July, 2014

[Signature]
Notary Public



This instrument was prepared by: Andrea S. Bryer
COHON RAZES & REGAL LLP
208 South LaSalle Street, Suite 1860
Chicago, Illinois 60604

Mail to: Robert Oliver
AND TAX OFFICES, P.C.
5339 W. Belmont Avenue
Chicago, Illinois 60641

Send subsequent tax bills to:

UNOFFICIAL COPY

RIDER A

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.


THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

AND

(A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 5, 2007, AS DOCUMENT NO. 0700516044, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.

STATE TAX

STATE OF ILLINOIS



JUL.-3.14


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002086

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00772,50 |
| FP 103024 |

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL.-3.14

REVENUE STAMP

0000002101

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00386,25 |
| FP 103022 |