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Prepared By and
Mail to: TAX BILL TO:
John Rentz
Attorney at Law
Boxer Properties
720 N. Post Oak Road,
Suite 500
Houston, TX 77024



Doc#: 1510519148 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/15/2015 03:42 PM Pg: 1 of 5

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1/3

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED by between ARLINGTON RIDGE, LLC, an Illinois limited liability company, ("Grantor"), for and in consideration of the sum of \$10 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto 3205-3231 NORTH WILKE PROPERTY, LLC ("Grantee") the real property known as 3205-3231 North Wilke Road, Arlington Heights, IL, fully described in Exhibit A hereto, together with all rights, titles, and interests appurtenant thereto (collectively, the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and each Grantor does hereby bind its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under such Grantor but not otherwise, subject to the Permitted Encumbrances.

GRANTOR HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET

CCRD REVIEWER RV

ATGF, INC.

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FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID. THIS DEED IS SUBJECT TO AL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECEITED AND STIPULATED HEREIN.

THIS IS NOT HOMESTEAD PROPERTY.

ADDRESS OF THE PROPERTY: 3205-3231 N. Wilke, ^{ROAD} Arlington Heights, IL 60004.

PERMANENT INDEX NUMBERS: 03-07-100-020-1002

03-07-100-020-1003

03-07-100-020-1004

03-07-100-020-1005

REAL ESTATE TRANSFER TAX 15-Apr-2015



COUNTY:	1,050.00
ILLINOIS:	2,100.00
TOTAL:	3,150.00

03-07-100-020-1002 | 20150401677863 | 1-510-799-744

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, THE GRANTOR HAS SET ITS HAND AND SEAL AS OF THIS 9th DAY OF APRIL, 2015.

GRANTOR:

ARLINGTON RIDGE, LLC, an Illinois limited liability company

By: Arlington Ridge Manager, LLC, an Illinois limited liability company, its Manager

By: [Signature]
Ari Shulman, its Manager

By: [Signature]
Avi Banker, its Manager

STATE OF ILLINOIS

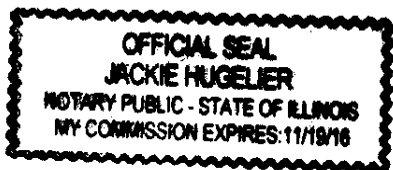
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COUNTY OF COOK

I JACKIE HUGELIER, a Notary Public, in and for and residing in said County in the State aforesaid, do hereby certify that ARI SHULMAN and AVI BANKER, being all of the Managers of ARLINGTON RIDGE MANAGER, LLC, an Illinois limited liability company, which is the sole Manager of ARLINGTON RIDGE, LLC, an Illinois limited liability company, and the same persons who names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument on behalf of ARLINGTON RIDGE, LLC, and as their free and voluntary act, for the use and purposes therein set forth.

This instrument was acknowledged before me on April 9, 2015, by Avi Banker, Manager, and by Ari Shulman, Managers, of Arlington Ridge Manager, LLC, an Illinois limited liability company, Manager of Arlington Ridge, LLC, an Illinois limited liability company, on behalf of said company.

[Signature]
Notary Public, State of Illinois



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EXHIBIT A

Legal Description

UNIT 2, 3, 4 AND 5 IN THE ARLINGTON RIDGE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN ARLINGTON RIDGE WEST, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, PURSUANT TO THE PLAT OF SUBDIVISION RECORDED DECEMBER 20, 1979 AS DOCUMENT 25290181 IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 3, 2012 AS DOCUMENT NUMBER 1203431030, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. ALL IN COOK COUNTY, ILLINOIS.

PIN Numbers: 03-07-100-020-1002
 03-07-100-020-1003
 03-07-100-020-1004
 03-07-100-020-1005

Common Address: 3201 - 3231 N. Wilke Road, Arlington Heights, Illinois

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EXHIBIT B

Permitted Encumbrances

1. Terms, provisions and conditions of an Ordinance No. 79-84 approving a planned unit development recorded June 28, 1979 as Document No. 25027962.
2. Estoppel Agreement relating to future installation of sidewalks and assessments to be levied for same made by and between Central National Bank as trustee and the Village of Arlington Heights recorded June 28, 1979 as Document No. 25027963.
3. Terms, provisions and conditions of an Onsite Utility Maintenance agreement relating to the maintenance of certain sanitary sewers, storm sewers, water mains and appurtenances thereto and to maintenance of storm water detention basin recorded December 20, 1979 as Document No. 25290182.
4. Easements for public utilities over, upon and under the North 15 feet, East 15 feet and South 15 feet of the land as created by Plat of Subdivision recorded December 20, 1979 as Document No. 25290181 and the terms and provisions contained therein.
5. Easement in favor of Commonwealth Edison Company, their successors and assigns, to install, maintain, repair, replace and operate their equipment together with right of access thereto as created by Grant recorded July 25, 1980 as Document No. 25526918.
6. Covenants and Restrictions contained in Declaration of Restrictive Covenant and Related Agreements recorded January 25, 1984 as Document No. 26944151 and the terms and provisions contained therein.
7. Rights assigned to Abacus Mortgage Investment Company by instrument recorded as Document No. 26955330.
8. Easement to connect to sanitary sewer system, including but not limited to the force mains and lift station as created by Grant recorded June 18, 1985 as Document No. 85065158 and the terms and provisions contained therein.
9. Terms, provisions and conditions of the ordinance granting a special use for a monopole antenna structure recorded April 22, 1992 as Document No. 92269476.
10. Terms, provisions, covenants, conditions, and options contained in, and rights and easements established by the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Arlington Ridge Commercial Condominium Association recorded February 3, 2012, as Document No. 1203431030, as amended from time to time.