

Special Warranty Deed  
PARTNERSHIP TO  
LIMITED LIABILITY COMPANY

UNOFFICIAL COPY

ILLINOIS

Doc#: 1620715129 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/25/2016 10:49 AM Pg: 1 of 3

Dec ID 20160601624700  
ST/CO Stamp 1-592-325-440 ST Tax \$500.00 CO Tax \$250.00

1620715129

*Above Space for Recorder's Use Only*

THIS AGREEMENT between ABM Partnership, an Illinois general partnership 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, party of the first part, and NLP and Associates LLC Series (Nimita) a Limited Liability Company created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address, P.O. Box 232, Prospect Heights, Illinois, 60070, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Managers of said partnership, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit: *(see legal description rider attached as page 3 hereto).*

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered 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 it, it WILL WARRANT AND DEFEND,

SUBJECT TO: General taxes for all of 2015 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 07-27-302-041-0000

Address(es) of Real Estate:  
134 Classic Road Schaumburg Illinois 60193

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IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its President and attested by its Secretary, on the date stated herein.

Name of Corporation:

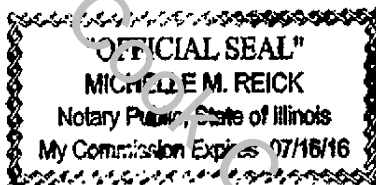
ABM Partnership, an Illinois general partnership,

Mahendran Thelker  
By: Authorized Signatory for ABM Partnership

(Impress Corporate Seal Here)

State of Illinois  
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above personally known to me to be the President of a partnership, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President, they signed and delivered the said instrument and caused the Corporate Seal of said partnership to be affixed thereto, pursuant to authority given by the board of managers of said partnership, as their free and voluntary act, and as the free and voluntary act and deed of said partnership, for the uses and purposes therein set forth.



(Impress Seal Here)


Given under my hand and official seal 06/30/2016.

(My Commission Expires 7/16/16)

Michelle M. Reick  
Notary Public

This instrument was prepared by  Gardi & Haight, Ltd. 939 N. Plum Grove Rd., Ste. C Schaumburg, IL 60173	Send subsequent tax bills to: NLP and Associates, LLC P.O. Box 232 Prospect Heights, Illinois 60070	Recorder-mail recorded document to: <u>GARDI + HAUGHT LLP</u> <u>939 N PLUM GROVE RD.</u> <u># C</u> <u>SCHAUMBURG, IL</u> <u>60173</u>
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**VILLAGE OF SCHAUMBURG**  
**REAL ESTATE TRANSFER TAX**  
  
**29527**     \$ 500.00

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## LEGAL DESCRIPTION

**Order No.:** 16ST04664RM

Parcel 1: That part of Lot 18254 (except that part of said Lot 18254 lying South of a line drawn at 90 degrees to the East line of said Lot at a point on said East line 195.43 feet North of the South East corner of said Lot), in Section 3, Weathersfield Unit 18, being a Subdivision in the South West 1/4 of Section 27, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: commencing on the East line of said Lot 18254 at a point 195.43 feet North of the South East corner of said Lot 18254; thence West, at 90 degrees to the East line of said Lot 18254, 284.67 feet; thence North 107.50 feet, to the point of beginning of the parcel hereon described; (for the purpose of describing this Parcel West line of said Lot 18254 taken as "North and South"), thence North 46.00 feet; thence East 49.94 feet; thence South 46.00 feet; thence West 1.83 feet; thence North 3.00 feet; thence West 1.83 feet; thence South 3.00 feet; thence West 1.83 feet to the point of beginning, in Cook County, Illinois.

Also

Parcel 2: Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Protective Covenants dated March 5, 1978 and recorded March 31, 1978 as Document 24384493 and as created by Deed from First National Bank of Des Plaines, as Trustee under Trust Agreement dated March 17, 1977 and known as Trust Number 74201807 to Harry Q. Rohde dated November 29, 1978 and recorded January 18, 1979 as Document 24803863 for Ingress and Egress all in Cook County, Illinois.