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RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/04/2018 09:53 AM PG: 1 OF 5

WARRANTY DEED

This document prepared by:
David Sugar
Saul Ewing, Arnstein & Lehr LLP
161 N. Clark St.
Suite 4200
Chicago, Illinois 60601

THE GRANTOR, **Phoenix Burton Grove Partners, LLC**, an Illinois limited liability company, of the County of Cook, State of Illinois, for and in consideration of Ten and No/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CONVEYS and WARRANTS to the GRANTEE, **Burton Grove LLC**, a Delaware limited liability company with an address of 106 W. Calendar Ct., #92, La Grange, IL 60525, all interest in and to the following described real estate, situated in the County of Cook, State of Illinois, to wit: ("**Real Estate**"):

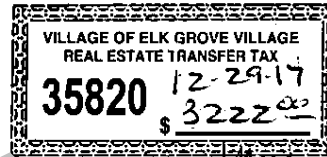
[See Attached **Exhibit "A"** for Legal Description]

PIN(s): See Attached **Exhibit "A"**

Common Address(es): See Attached **Exhibit "A"**

SUBJECT TO the matters set forth in **Exhibit "B"**.

THIS IS NOT HOMESTEAD PROPERTY



(Signature Page Follows)

REAL ESTATE TRANSFER TAX		03-Jan-2018	
		COUNTY:	536.75
		ILLINOIS:	1,073.50
		TOTAL:	1,610.25
08-31-400-074-1105		20171201673408 0-584-983-584	

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(Signature page to Warranty Deed)

IN WITNESS WHEREOF, the Grantor has executed and delivered this Warranty Deed, dated 21st day of December, 2017.

Phoenix Burton Grove Partners, LLC

By: Phoenix BG Sustainable Asset Management, LLC

By: Matthew P. Romano
Matthew P. Romano, Manager

STATE OF Illinois)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that **Matthew P. Romano**, personally known to me (or presented _____ as identification) to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument in his capacity indicated thereon on behalf of the Grantor as his free and voluntary act, for the uses and purposes therein set forth, and that by his signature on said instrument, that entity executed the instrument.

Given under my hand and official seal, this 21st day of December, 2017.

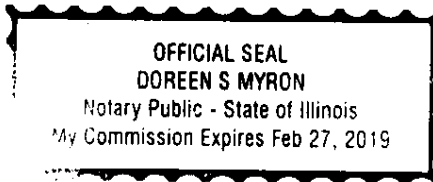
[Signature]
Notary Public

AFTER RECORDING, RETURN TO:

Chad Poznansky
Clark Hill PLC
130 E. Randolph, Ste. 3900
Chicago, IL 60601

MAIL SUBSEQUENT TAX BILLS TO:

Burton Grove LLC
Attn: Frank Pigatto
106 W. Calendar Ct., #92
La Grange, IL 60525



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EXHIBIT "A" LEGAL DESCRIPTION

Unit Nos. 975-109, 975-110, 975-111, 975-112, 975-209, 975-210, 975-211, 975-212, 975-311, and 975-312, in Burton Grove Condominiums, as delineated and defined on a plat of survey of the following described tract of land: Lot 3 in Rohlwing Grove Unit No. 5, being a subdivision of part of the South Half of Section 31, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof registered March 21, 1979 as document no. T-3081821, which plat of survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded May 29, 2007 as document no. 0714915000, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Unit	PIN #	Common Address
975-109	08-31-400-074-1105	975 Charlela Lane Elk Grove Village, IL 60007
975-110	08-31-400-074-1106	975 Charlela Lane Elk Grove Village, IL 60007
975-111	08-31-400-074-1107	975 Charlela Lane Elk Grove Village, IL 60007
975-112	08-31-400-074-1108	975 Charlela Lane Elk Grove Village, IL 60007
975-209	08-31-400-074-1121	975 Charlela Lane Elk Grove Village, IL 60007
975-210	08-31-400-074-1122	975 Charlela Lane Elk Grove Village, IL 60007
975-211	08-31-400-074-1123	975 Charlela Lane Elk Grove Village, IL 60007
975-212	08-31-400-074-1124	975 Charlela Lane Elk Grove Village, IL 60007
975-311	08-31-400-074-1139	975 Charlela Lane Elk Grove Village, IL 60007
975-312	08-31-400-074-1140	975 Charlela Lane Elk Grove Village, IL 60007

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EXHIBIT "B" Permitted Exceptions

1. Rights of tenants, as tenants only, in possession under unrecorded lease agreements, without any rights or options of purchase, first offer or first refusal.
2. Provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded May 29, 2007 as document 0714915000 and any amendments thereto.

Provisions, conditions and limitations as created by the Illinois Condominium Property Act.

3. Covenants, conditions and restrictions contained in the Declaration recorded as document T-2924330 and any amendments thereto, relating to, among other things: easements; maintenance.
4. Easements for underground public utilities and drainage, as shown on the plat of subdivision. (Affects the common elements)
5. Easements for underground drainage, as shown on the plat of subdivision. (Affects the common elements)
6. Temporary Easements for ingress, egress, public utilities and drainage, as shown on the plat of subdivision. (Affects the common elements)
7. Easement for broadband communications as established by grant from Burton Grove Condominium Association to Comcast of Illinois VI, LLC recorded as document 1506316084, and the terms and conditions thereof. (Affects see document for particulars)
8. Relinquishment of all rights or easements of access, crossing, light, air and view over adjoining land dedicated for road purposes as I-290.
9. Terms, provisions and conditions contained in Annexation Agreement recorded as document 23247674, and registered as document T-2852817.

First Amendment to Annexation Agreement registered as document T-2852818.

10. Terms, conditions and provisions of Resolution No. 6-79 entitled A Resolution Amending Resolution No. 38-75, as amended, by substituting therein an Amended Site Plan recorded January 31, 1979 as document T-3073995.
11. Terms, conditions and provisions of Ordinance No. 1359 entitled An Ordinance Declaring a Moratorium on Condominium Conversion recorded March 13, 1980 as document 25390231.
12. Terms, conditions and provisions of Resolution No. 63-80 entitled Resolution 63-80 Amended and Restated Itasca Elk Grove Agreement Jurisdictional Common Boundary Line Agreement recorded September 23, 1980 as document 25594715.

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13. Terms, conditions and provisions of Ordinance No. 1960 entitled An Ordinance Establishing a Tax on the Purchase of Prepared Food and Alcoholic Liquor in the Village of Elk Grove Village recorded May 25, 1988 as document 88223570.
14. Rights, if any, of the United States of America, State of Illinois, the Municipality and the Public in and to so much of the land, if any, as may have been formed by means other than natural accretions or may be covered by the waters of the Detention Pond.
15. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
16. Rights of owners of land bordering on the detention pond in respect to the water of said detention pond.
17. Easement for storm sewer as disclosed by Survey number 418-17 (06-348) dated November 17, 2017 made by Andrew Spiewak Land Surveyor, Inc.
18. Easement for sanitary sewer as disclosed by the survey aforesaid. (For location, see survey)
19. Encroachment of the blacktop tennis court over and onto the sanitary sewer by an undisclosed amount as depicted on the survey aforesaid.
20. Encroachment of the parking spaces over and onto the Sanitary sewer easement and the storm sewer easement as depicted on the survey aforesaid.

Property of Cook County Clerk's Office