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1816212148D

Doc# 1816212148 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/11/2018 03:37 PM PG: 1 OF 4



17021608 LFE
CB 48 of 50

WARRANTY DEED
Statutory (ILLINOIS)

ABOVE SPACE FOR RECORDER'S USE

Effective this 5th day of June, 2018, the GRANTOR, RENAISSANCE RESIDENTIAL OF COUNTRYSIDE, LLC, an Illinois limited liability company, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, CSC PALATINE APARTMENTS LLC, a Delaware limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

PINs: See EXHIBIT "A"

Addresses of Real Estate: See EXHIBIT "A"

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 encumbered or charged, except as herein recited; and that the Grantor will WARRANT and DEFEND the said Premises, against all persons lawfully claiming, or to claim the same, subject to: all real estate taxes and assessments not yet due and payable; all easements, covenants, conditions, restrictions and other matters of record; all unrecorded leases; all matters that are or would be shown on an accurate plat of survey of the real estate conveyed pursuant to this Deed.

The property conveyed herein is NOT homestead property.

This instrument was prepared by:
Elizabeth C. O'Brien, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle, Suite 1300
Chicago, Illinois 60602

Record and Mail to:
Taft Stettinius & Hollister LLP
111 E. Wacker Drive, Suite 2800
Chicago, Illinois 60601
Attn: Kathryn Kovitz Arnold, Esq.

Send Subsequent Tax Bills to:
CSC Palatine Apartments LLC
1201 S. Prairie Avenue #2501
Chicago, Illinois 60605

[signature page follows]

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IN WITNESS WHEREOF, said Grantor has executed this Warranty Deed to be effective as of the date first set forth above.

GRANTOR:

RENAISSANCE RESIDENTIAL OF
COUNTRYSIDE, LLC,
an Illinois limited liability company

By: *Nick Marietti*
Name: Nick Marietti
Title: Authorized Signatory

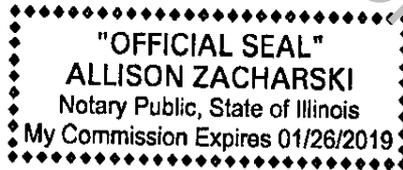
State of Illinois)
County of Cook)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Nick Marietti the Authorized Signatory of RENAISSANCE RESIDENTIAL OF COUNTRYSIDE, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

Given under my hand and official seal this 16th day of May, 2018.

Allison Zacharski
Notary Public

My commission expires: 1/26/19



REAL ESTATE TRANSFER TAX		08-Jun-2018
COUNTY:		299.50
ILLINOIS:		599.00
TOTAL:		898.50

02-09-402-100-1704 | 20180501679532 | 1-171-915-552



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EXHIBIT A TO WARRANTY DEED LEGAL DESCRIPTION

Parcel 1:

THE FOLLOWING UNITS IN THE WOODS AT COUNTRYSIDE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF PART OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 30, 2007 AS DOCUMENT NUMBER 0724215072, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

UNIT	COMMON ADDRESS	PIN	
1205- 213	1205 North Sterling Avenue #213	02-09-402-100-	1704
1205- 214	1205 North Sterling Avenue #214	02-09-402-100-	1705
1205- 215	1205 North Sterling Avenue #215	02-09-402-100-	1706
1205- 216	1205 North Sterling Avenue #216	02-09-402-100-	1707
1205- 218	1205 North Sterling Avenue #218	02-09-402-100-	1709
1205- 219	1205 North Sterling Avenue #219	02-09-402-100-	1710
1205- 221	1205 North Sterling Avenue Laundry Unit	02-09-402-100-	1712
1205- 222	1205 North Sterling Avenue Utility Room	02-09-402-100-	1713
1270- 101	1270 North Sterling Avenue #101	02-09-402-100-	1714
1270- 102	1270 North Sterling Avenue #102	02-09-402-100-	1715

Each Common Address is located in Palatine, Illinois

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LEGAL DESCRIPTION CONTINUED

Parcel 2:

Easement for the benefit of Parcel 1 as created by Easement Agreement between La Salle National Bank, as trustee under Trust Agreement dated September 25, 1972 and known as Trust Number 44633 and La Salle National Bank, as trustee under Trust Agreement dated September 25, 1972 and known as Trust Number 44634, dated April 28, 1975 and recorded April 30, 1975 as document 23066797 for ingress and egress and parking over the following described Land:

the most Southerly 11 feet and also the South 10 feet of the West 145 feet (as measured on the South line) of that part of the West 1/2 of the Northeast 1/4 of said Section 9, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: beginning at a point on the West line of the East 362.35 feet of the West 1/2 of the Northeast 1/4 of said Section 9 that is 260 feet North of the South line of the Northeast 1/4 of Section 9 as measured along the West line of the aforesaid East 362.35 feet; thence West at right angles to the West line of said East 362.35 feet for a distance of 580 feet; thence Southeasterly along a line that forms an angle of 102 degrees 25 minutes 18 seconds to the left with a prolongation of the last described course for a distance of 27.54 feet; thence Easterly along a line that forms an angle of 76 degrees 25 minutes 12 seconds to the left with a prolongation of the last described course for a distance of 158.16 feet; thence Southeasterly along a line that forms an angle of 45 degrees to the right with a prolongation of the last described course for 17 feet; thence Easterly along a line that forms an angle of 45 degrees to the left with a prolongation of the last described course for 313 feet; thence Northeasterly along a line that forms an angle of 45 degrees to the left with a prolongation of the last described course for 17 feet; thence Easterly along a line that forms an angle of 45 degrees to the right with a prolongation of the last described course for 79 feet to a point in the West line of the East 362.35 feet of the West 1/2 of the Northeast 1/4 of Section 9; thence North along the West line of the aforesaid East 362.35 feet for a distance of 38.50 feet to the place of beginning all in Cook County, Illinois;

Parcel 3:

License agreement dated September 29, 2002 and recorded on June 13, 2003 as document number 0316445185 made by and between the Village of palatine and Smith Property Holdings Countryside, L.L.C. For the benefit of parcel 1 to use the center portion of the Sterling Avenue right of way for the purpose of placement of a permanent residential interior illuminated Subdivision sign.