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WARRANTY DEED

97347178

DEPT-01 RECORDING 427.50
T40001 TRAN 9164 05/16/97 15:16:00
47242 RC # -97-347178
COOK COUNTY RECORDER

RECORDER'S STAMP

225

THE GRANTOR, **GALLARD COVE INVESTORS, L.L.C.**, a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, whose address is c/o Golub and Company, 1126 South New Milke Road, Arlington Heights, Illinois 60005, 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 **ELIZABETH YATES**, whose address is 122 South Brighton Place, Arlington Heights, Illinois, all interest in the Premises described on **Exhibit A** which is attached hereto and made a part hereof. Notwithstanding the foregoing, this conveyance and the covenants and warranty of the Grantor made herein are subject to those matters set forth on **Exhibit A** which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its managing member.

DATED May 15, 1997

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

MAY 1997 DEPT OF REVENUE 11250

97347178

[Signature Block is on the Following Page.]

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MALLARD COVE INVESTORS, L.L.C., a Delaware
Limited Liability Company

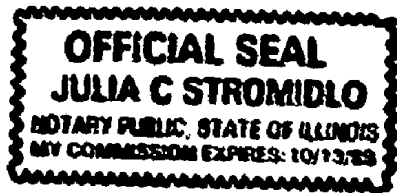
By: Golub Mallard Cove Investors, L.P., an Illinois
Limited Partnership, managing member

By: Golub Mallard Cove Corp., an Illinois
Corporation, General Partner

By: *Paula Harris*
Name: PAULA HARRIS
Title: Vice President

ATTEST: *Julia C. Stromidlo*
Its: Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



I, JULIA C. STROMIDLO, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that PAULA HARRIS, Vice President of Golub Mallard Cove Corp., an Illinois Corporation as General Partner of Golub Mallard Cove Investors, L.P., an Illinois Limited Partnership and LEE GOLUB, the Secretary of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Secretary, respectively, appeared before me this day in person and acknowledged to me that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said corporation as General Partner of Golub Mallard Cove Investors, L.P., for the uses and purposes herein set forth.

GIVEN under my hand and notarial seal this 15 day of May, 1997.



My Commission expires: 10/13/99

Julia C. Stromidlo
Notary Public

MAIL TO
Charles T. Vanderkummet
Chickaree & Assoc
350 W. Kensington #120
Mt. Prospect IL
60056

NAME & ADDRESS FOR REAL ESTATE TAX BILLS:
ELIZABETH K. YATES
1207 South Old Wilke Road
Unit 10-410
Arlington Heights, IL 60005

NAME & ADDRESS OF PREPARER:
Andrew W. Sohn, Esq.
ARNSTEIN & LEHR
120 South Riverside Plaza
Suite 1200
Chicago, IL 60606

SEE "EXHIBIT A" ATTACHED TO THIS WARRANTY DEED
AND MADE A PART HEREOF

9227706

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 10-410 IN MALLARD COVE CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WEBER DRIVE (FORMERLY OLD WILKE ROAD) (SAID CENTER LINE ALSO BEING THE WEST LINE OF THE EAST 3/4 OF THE EAST 1/2 OF SECTION 5 AND SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN) AND THE NORTH LINE OF FRACTIONAL SECTION 5, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH $00^{\circ}-18'-21''$ EAST ALONG THE CENTER LINE OF SAID WEBER DRIVE, 1369.27 FEET TO A POINT; THENCE NORTH $89^{\circ}-41'-39''$ EAST 33.0 FEET TO A POINT ON THE EAST LINE OF WEBER DRIVE AS DEDICATED BY DOCUMENT NO. 88155952, SAID POINT BEING THE PLACE OF BEGINNING; THENCE CONTINUING NORTH $89^{\circ}-41'-39''$ EAST, 59.50 FEET; THENCE NORTH $00^{\circ}-18'-21''$ WEST, 65.00 FEET; THENCE NORTH $89^{\circ}-41'-39''$ EAST, 82.50 FEET, THENCE NORTH $00^{\circ}-18'-21''$ WEST, 70.00 FEET; THENCE NORTH $89^{\circ}-41'-39''$ EAST, 426.0 FEET; THENCE SOUTH $00^{\circ}-18'-21''$ EAST, 70.0 FEET; THENCE NORTH $89^{\circ}-41'-39''$ EAST, 82.50 FEET; THENCE SOUTH $00^{\circ}-18'-21''$ EAST, 65.00 FEET; THENCE NORTH $89^{\circ}-41'-39''$ EAST, 79.09 FEET TO THE WEST LINE OF NEW WILKE ROAD AS DEDICATED BY DOCUMENT NO. 88155952; THENCE SOUTH $00^{\circ}-00'-00''$ EAST, ALONG THE WEST LINE OF SAID NEW WILKE ROAD, 590.24 FEET; TO A POINT OF CURVE IN THE WEST LINE OF SAID NEW WILKE ROAD; THENCE SOUTHERLY ALONG A CURVED LINE CONVEX WESTERLY HAVING A RADIUS OF 950.0 FEET AN ARC DISTANCE OF 221.63 FEET (THE CHORD OF SAID ARC BEARS SOUTH $06^{\circ}-41'-00''$ EAST, 221.12 FEET); THENCE NORTH $89^{\circ}-55'-17''$ WEST, 102.20 FEET; THENCE NORTH $00^{\circ}-18'-21''$ WEST, 115.0 FEET; THENCE NORTH $89^{\circ}-55'-17''$ WEST, 45.0 FEET; THENCE NORTH $00^{\circ}-18'-21''$ WEST, 125.0 FEET; THENCE NORTH $89^{\circ}-55'-17''$ WEST, 250.0 FEET; THENCE NORTH $00^{\circ}-18'-21''$ WEST, 199.0 FEET, THENCE NORTH $89^{\circ}-55'-17''$ WEST, 353.81 FEET TO THE EAST LINE OF SAID WEBER DRIVE; THENCE NORTH $00^{\circ}-18'-21''$ WEST ALONG THE EAST LINE OF SAID WEBER DRIVE, 445.95 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 21, 1996 AS DOCUMENT NUMBER 96889987 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 CREATED BY THAT CROSS-EASEMENT AGREEMENT DATED SEPTEMBER 10, 1969 AND RECORDED NOVEMBER 26, 1969 AS DOCUMENT NUMBER 21023805 FOR INGRESS, EGRESS, PUBLIC UTILITIES, AND SANITARY SEWER AND WATER OVER THE PROPERTY SHADED ON EXHIBIT B ATTACHED TO SAID CROSS-EASEMENT AGREEMENT, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A - PAGE 2

The tenant of the Unit (if any) has either waived or failed to exercise its option to purchase the Unit.

The grantor hereunder ("Grantor") also hereby grants to the grantee hereunder ("Grantee"), its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

THIS DEED IS ALSO SUBJECT TO: (1) General real estate taxes not due and payable at the time of closing; (2) the Illinois Condominium Property Act and the Arlington Heights Municipal Code; (3) the Condominium Documents (as defined in the Purchase Agreement), including any amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Grantee or any one claiming by, through or under Grantee; (6) easements, agreements, covenants, conditions and restrictions of record; (7) leases and licenses affecting the Common Elements or the Unit.

ADDRESS OF PROPERTY:

1207 South Old Wilke Road, Unit 10-410
Arlington Heights, Illinois

PERMANENT REAL ESTATE TAX NOS.: 08-08-201-003, 08-08-202-004 and 08-08-203-015

07-1-16

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