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05/01 05 001 Page 1 of 4

2001-01-26 12:16:26

Cook County Recorder

27.00

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7891066 V.A.

After recording return to:

James P. Kane, Jr., Esq.  
2038 N. Mohawk Street  
Chicago, IL 60614



**SPECIAL WARRANTY DEED**  
(Illinois)



(Recorder's Stamp)

**THIS INDENTURE**, made as of the 15<sup>th</sup> day of January, 2001 by and between B&L Real Estate Group, L.L.C., an Illinois limited liability company, of 4180 RFD Route 83, Suite 8, Long Grove, Illinois 60047, Grantor, and Jameel Ahmed and Sabiha N. Ahmed, his wife, of 3425 West Peterson Avenue, Chicago, Illinois 60659, not as tenants in common but as joint tenants with right of survivorship, Grantee, WITNESSETH that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 5 IN O'HARE NORTH WEST OFFICE PARK SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all of the Grantor's right, title and interest in the improvements, hereditaments, easements and appurtenances thereunto belonging, or in anyway 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, either in law or equity, of, in and to the above described premises, with the improvements, hereditaments, easements and appurtenances (collectively, the "Property"): TO HAVE AND TO HOLD the Property, unto the Grantee, its heirs and assigns forever.

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 provided on Exhibit A, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by through or under it, subject to the matters described on Exhibit A, and not otherwise.

(682969.1)

**BOX 333-CTI**

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Permanent Real Estate Index Number(s): 09-32-101-018-0000

Address(es) of real estate: 911 East Touhy Avenue, Des Plaines, Illinois 60018

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of the date first above written.

B&L Real Estate Group, L.L.C., an Illinois limited liability company

By: William Feldgreber


Its: Manager

Name: William Feldgreber


This instrument was prepared by: Robert E. Feldgreber, Esq.  
100 Lexington Drive  
Suite 201  
Buffalo Grove, Illinois 60089

Send Subsequent tax bills to:

Jameel and Sabiha Ahmed  
911 East Touhy Ave  
Des Plaines  
IL 60018

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	JAN.26.01	0112500
	# 0000002529	FP 102808

(682969.1)

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	JAN.26.01	0056250
	# 0000002530	FP 102802

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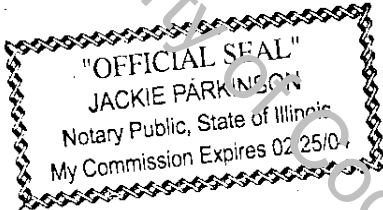
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STATE OF ILLINOIS )  
  ) :SS.  
COUNTY OF COOK        )

10071356

I, Undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William Feldgieber personally known to me to be the MANAGER of B&L Real Estate Group, L.L.C., an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such MANAGER, he signed and delivered the said instrument, pursuant to authority, given by the members of said limited liability company as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 15 day of January, 2001.



Jackie Parkinson  
Notary Public

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## EXHIBIT A

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### PERMITTED EXCEPTIONS

1. 2000 Real Estate Taxes not yet due or payable.
2. A 10 foot water main easement over the northerly part of the land as contained in document filed as LR253080 and as shown on the plat of subdivision filed as LR2906322.
3. Reciprocal Easement Agreement made by and between LaSalle National Bank, as Trustee under trust agreement dated September 12, 1973 and known as trust number 46595, LaSalle National Bank, as Trustee under trust agreement dated February 23, 1970 and known as trust number 40214 and Exchange National Bank, as Trustee under trust agreement dated September 1, 1975 and known as trust number 30368 granting an easement for the non-exclusive right of pedestrian and vehicular traffic over, across and upon all streets, roads, alleys and ways, parking, etc., recorded March 29, 1976 as Document 23432344 and as shown on Plat of O'Hare Northwest Office Park Subdivision filed November 17, 1976 as Document 2906332.
4. Covenants and conditions as contained in deed filed as document LR 2863186 relating to use and occupancy of the building to be erected on the land.
5. Rights of the public in and to the use of the concrete walk situated upon the land, as shown on and located by plat of survey made by National Survey Service, Inc., dated October 27, 2000 (affects the northwesterly portion of the land)
6. Easement for wires and cables situated upon the land, as shown on and located by plat of survey made by National Survey Service, Inc., dated October 27, 2000 (affects the Northwesterly portion of the land).
7. Encroachment of a curb situated upon the land herein over and onto land lying west of and adjoining the land herein, as shown on and located by plat of survey made by National Survey Service, Inc., dated October 27, 2000.
8. Encroachment of a blacktop situated upon the land herein over and onto land lying west of and adjoining the land herein, as shown on and located by plat of survey made by National Survey Service, Inc., dated October 27, 2000.
9. All matters caused by, through or under Grantee.
10. Agreement dated May 10, 1994 between Service Systems Enterprises, Inc., an Illinois corporation and Southwestern Bell Mobile Systems, Inc. d/b/a Cellular One- Chicago, a Delaware and Virginia corporation.

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