

UNOFFICIAL COPY



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2001-04-26 09:31:16

Cook County Recorder 29.00

**SPECIAL WARRANTY DEED
(ILLINOIS)**

1401-7897943/E 21023293
THE GRANTOR, Dover Industries, Inc., a Delaware corporation ("Grantor") with its principal office address at 1055 Mendell Davis Drive, Jackson, Mississippi 39212, for the consideration of One Dollar and no/100ths (\$1.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board Of Directors of said corporation, by these presents does GRANT, CONVEY AND ALIEN, FOREVER, TO:

Sanfilippo Holdings, L.L.C., an Illinois limited liability company ("Grantee"), with a tax mailing address of 1950 Pratt Boulevard, Elk Grove Village, Illinois 60007, as of April 19, 2001 (the "Transfer Date") the following described real estate (the "Property"), situated in Elk Grove Village, County of Cook, State of Illinois more particularly described as follows, to wit:

See legal description set forth on Exhibit A, attached hereto and incorporated herein.

Address of Real Estate: 1900 Pratt Boulevard, Elk Grove Village, Illinois 60007
Tax Parcel Number(s): 08-35-300-010-0000

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 Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances; **TO HAVE AND TO HOLD** the Property as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever, subject to the provisions and restrictions contained herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs, executors, and assigns, that it has not done or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited; and that the Property, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND** to Grantee the foregoing, subject to the permitted exceptions on Exhibit B, attached hereto and incorporated herein.

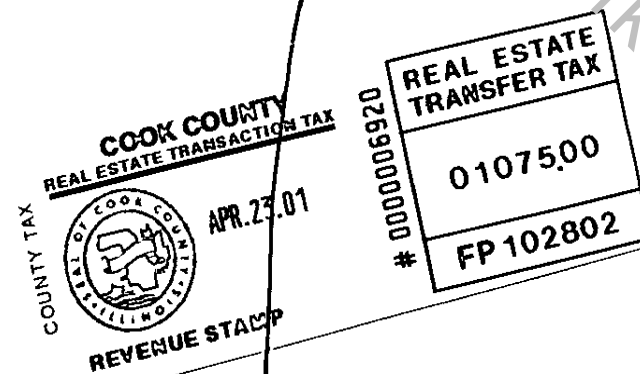
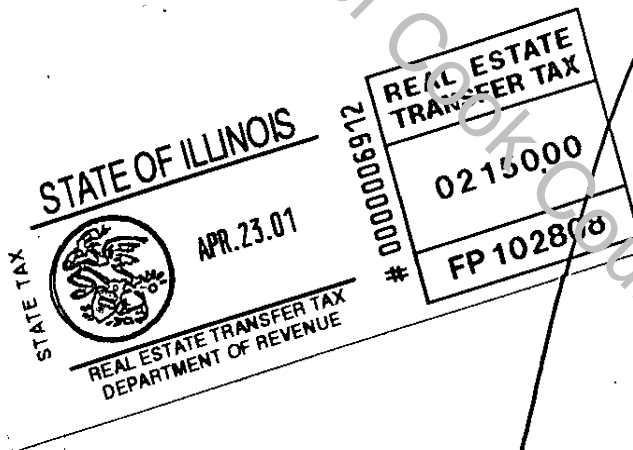
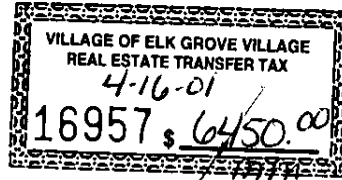
[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

BOX 333-CTI

IN WITNESS WHEREOF, said Grantor has caused this Special Warranty Deed to be executed on this 11th day of April, 2001.

DOVER INDUSTRIES, INC.
a Delaware corporation

By: Cal E. Adams
Name: CAL E. ADAMS
Title: TRUSTEE

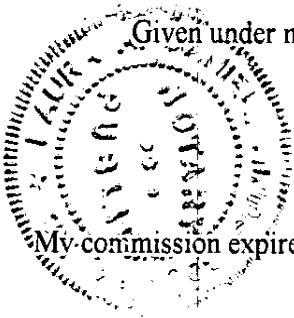


ACKNOWLEDGMENT

STATE OF Mississippi)
COUNTY OF Hinds) SS.

I, the undersigned, a Notary Public for said County and State, DO HEREBY CERTIFY, that Carl E. Adkins personally known to me to be the Treasurer of Dover Industries, Inc., a Delaware corporation, and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that in said capacity he/she signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of April, 2001.



MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 12, 2002
BONDED THRU STEGALL NOTARY SERVICE

[Signature]
Notary Public

This instrument was prepared by: Michael J. Klein, Sidley & Austin, Bank One Plaza, 10 South Dearborn Street, Chicago, Illinois 60603

When recorded, return to:

TED A MEYERS, ESQ. 13 S. Seventh St. Geneva IL 60134

Mail Tax Bills to:

SanFilippo Holdings LLC, 1950 PRATT BLVD, ELK GROVE VILLAGE, IL 60007

EXHIBIT A

TO

SPECIAL WARRANTY DEED

(Legal Description)

The west 360 feet of Lot 2 in Centex Industrial Park, being a subdivision in Section 35, Township 41 North, Range 11, East of the Third Principal Meridian, Cook County, Illinois.

EXHIBIT B

TO

SPECIAL WARRANTY DEED

(Permitted Exceptions)

1. TAXES FOR THE YEAR(S) 2000 AND 2001 WHICH ARE NOT YET DUE OR PAYABLE.
2. A 25 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED NOVEMBER 26, 1957 AS DOCUMENT 17075036.
3. EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 17075036.
4. RESERVATION OF RIGHTS AND EASEMENTS CONTAINED IN THE DEED RECORDED FEBRUARY 3, 1959 AS DOCUMENT 147446306 FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE KNOWN AS TRUST NUMBER 38909 OT GROEN MANUFACTURING COMPANY
5. EASEMENT IN FAVOR OF AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE KNOWN AS TRUST NUMBER 2167, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 23491657 AND FILED AS DOCUMENT LR2870444.