



SPECIAL  
WARRANTY DEED  
Statutory (Illinois)

VILLAGE GREEN, L.L.C., the GRANTOR

a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations receipt of which is hereby acknowledged in hand paid, and pursuant to authority given by the Managers of said limited liability company, does REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE and its heirs and assigns, FOREVER, unto A & T VILLAGE GREEN, L.L.C., of the Village Green Retail Centre, Arlington Heights, Illinois 60005, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

ABOVE SPACE FOR RECORDER'S USE ONLY

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

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 above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

And the Grantor for itself and its successors, does covenant promise and agree, to and with the Grantee and 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 said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND,

SUBJECT TO: Covenants, conditions, and restrictions of record, and to General Taxes for 2000 and subsequent years.

Permanent Real Estate Index Number(s): SEE EXHIBIT 'A' ATTACHED HERETO

Address(es) of Real Estate: SEE EXHIBIT 'A' ATTACHED HERETO

BOX 333-CT1

284

7913721

20 01030394

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by authority of its Managers this 24<sup>th</sup> day of April, 2001.

VILLAGE GREEN, L.L.C., an Illinois limited liability company

By: [Signature]  
Mark R. Anderson, Manager

By: [Signature]  
B. Gregory Trapani, Manager

By: [Signature]  
Jordon H. Kaiser, Manager

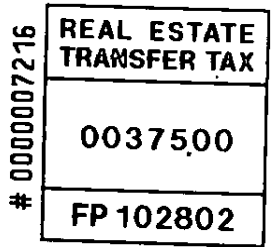
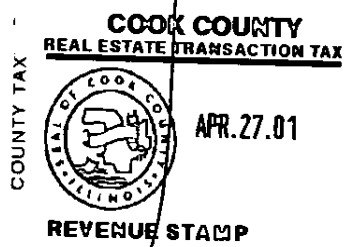
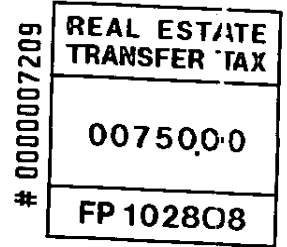
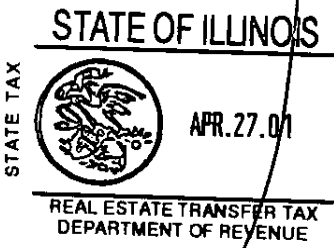
By: [Signature]  
Walter Kaiser, Manager

Property of Cook County Clerk's Office

This document prepared by: Thomas R. Palmer; Meltzer, Purt II & Stelle, 1515 E. Woodfield Road, Schaumburg, Illinois 60173

MAIL TO: A+T Village Green, L.L.C.  
(Name)  
910 1515 E. Woodfield Rd. #250  
(Address)  
Schaumburg, IL 60173  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
A+T Village Green, L.L.C.  
(Name)  
111 W. Campbell Street, Suite 401  
(Address)  
Arlington Heights, IL 60005  
(City, State and Zip)



State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that MARK R. ANDERSON, personally known to me to be a Manager of the 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 Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24<sup>th</sup> day of April, 2000

Commission expires



[Signature]  
NOTARY PUBLIC

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that B. GREGORY TRAPANI, personally known to me to be a Manager of the 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 Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24<sup>th</sup> day of April, 2000

Commission expires



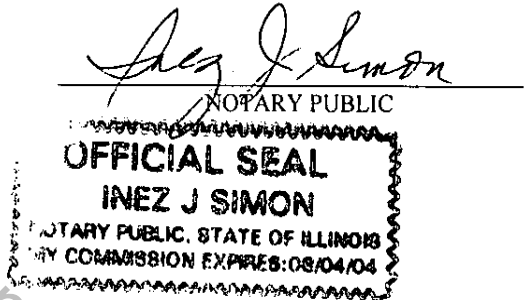
[Signature]  
NOTARY PUBLIC

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that JORDAN H. KAISER, personally known to me to be a Manager of the 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 Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of March, 2001

Commission expires 8/4, 2004



State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that WALTER KAISER, personally known to me to be a Manager of the 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 Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of March, 2001

Commission expires 8/4, 2004

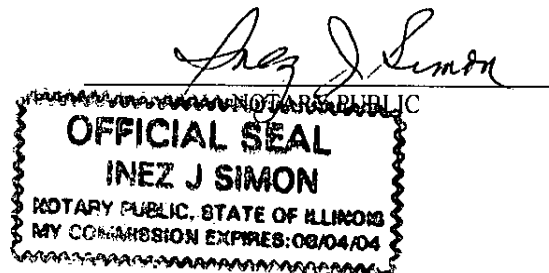


EXHIBIT 'A'**LEGAL DESCRIPTION FOR VILLAGE GREEN COMMERCIAL**

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BETWEEN ELEVATION 695 FEET USGS DATUM AND ELEVATION 711.75 FEET USGS DATUM, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 24 IN THE TOWN OF DUNTON BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 89 DEGREES 21 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 24, 151.75 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 34 SECONDS EAST, 265.17 FEET TO THE NORTH LINE OF SAID BLOCK 24; THENCE SOUTH 89 DEGREES 21 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 24, 150.11 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 24; THENCE SOUTH 00 DEGREES 17 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 24, 265.20 FEET TO THE POINT OF BEGINNING,

EXCEPT THAT PART THEREOF, DESCRIBED AS FOLLOWS:

## EXCEPTION NO. 1:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 24 IN THE TOWN OF DUNTON BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 89 DEGREES 21 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 24, 151.75 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 34 SECONDS EAST, 63.16 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 00 SECONDS EAST, 21.78 FEET TO THE INTERIOR FACE OF VAIL AVENUE CONDOMINIUM; THENCE (THE NEXT 13 COURSES WILL BE PERPENDICULAR TO PRECEDING COURSE, AND ALONG THE FACE OF WALL) NORTHERLY 19.00 FEET; THENCE EASTERLY 79.09 FEET; THENCE SOUTHERLY 19.63 FEET; THENCE WESTERLY 21.00 FEET; THENCE SOUTHERLY 19.33 FEET; THENCE WESTERLY 7.67 FEET; THENCE NORTHERLY 13.50 FEET; THENCE WESTERLY 54.17 FEET; THENCE SOUTHERLY 0.83 FEET; THENCE WESTERLY 4.97 FEET; THENCE NORTHERLY 6.06 FEET; THENCE EASTERLY 10.69 FEET; THENCE NORTHERLY 1.23 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

AND EXCEPT THAT PART THEREOF, DESCRIBED AS FOLLOWS:

## EXCEPTION NO. 2:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 24 IN THE TOWN OF DUNTON BEING A SUBDIVISION OF THE WEST HALF OF THE

SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 00 DEGREES 17 MINUTES 22 SECONDS EAST 130.93 FEET ALONG THE WEST LINE OF SAID BLOCK 24; THENCE NORTH 89 DEGREES 29 MINUTES 00 SECONDS WEST, 52.35 FEET TO THE INTERIOR FACE OF VAIL AVENUE CONDOMINIUM AND THE POINT OF BEGINNING; THENCE (THE NEXT 33 COURSES WILL BE PERPENDICULAR TO PRECEDING COURSE, AND ALONG THE FACE OF WALL) SOUTHERLY 6.40 FEET; THENCE WESTERLY 10.00 FEET; THENCE SOUTHERLY 1.28 FEET; THENCE WESTERLY 36.21 FEET; THENCE SOUTHERLY 5.37 FEET; THENCE WESTERLY 31.44 FEET; THENCE NORTHERLY 42.63 FEET; THENCE EASTERLY 3.14 FEET; THENCE NORTHERLY 22.31 FEET; THENCE EASTERLY 29.23 FEET; THENCE NORTHERLY 18.92 FEET; THENCE WESTERLY 23.17 FEET; THENCE SOUTHERLY 0.50 FEET; THENCE WESTERLY 15.19 FEET; THENCE NORTHERLY 17.26 FEET; THENCE EASTERLY 44.35 FEET; THENCE SOUTHERLY 4.41 FEET; THENCE EASTERLY 4.08 FEET; THENCE SOUTHERLY 7.29 FEET; THENCE EASTERLY 6.50 FEET; THENCE NORTHERLY 13.17 FEET; THENCE EASTERLY 7.67 FEET; THENCE SOUTHERLY 18.99 FEET; THENCE WESTERLY 19.25 FEET; THENCE SOUTHERLY 47.08 FEET; THENCE WESTERLY 6.07 FEET; THENCE SOUTHERLY 3.74 FEET; THENCE EASTERLY 6.07 FEET; THENCE SOUTHERLY 3.42 FEET; THENCE EASTERLY 31.98 FEET; THENCE NORTHERLY 0.67 FEET; THENCE EASTERLY 8.10 FEET; THENCE SOUTHERLY 16.48 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

- PINS: 03-29-340-001  
03-29-340-003  
03-29-340-004  
03-29-340-007  
03-29-340-008  
03-29-340-011  
03-29-340-019  
03-29-340-020

ADDRESS: Various  
Village Green Retail Centre  
Vail Avenue  
Wing Street  
Campbell Street  
Arlington Heights, Illinois 60005