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2002-03-06 15:22:27

Cook County Recorder 33.00

This Instrument Prepared by:

Maria T. Scherer, Esq.
Piper Marbury Rudnick & Wolfe
203 North LaSalle Street, Suite 1800
Chicago, Illinois 60601

After Recording Return to:

Thomas Casey Hunt, Esq.
Hunt, Kaiser, Bush & Aranda, Ltd.
1035 S. York Road
 Bensenville, Illinois 60106

Send Subsequent Tax Bills to:

JEFFREY KALBAS
1388 Justin Court
Addison, IL 60106



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SPECIAL WARRANTY DEED

This Indenture, made this 1st day of March, 2002, between BAR ASSOCIATES, an Illinois limited partnership, party of the first part, and JEFFREY KALBAS, 1388 Justin Court, Addison, Illinois 60101, party of the second part, WITNESSETH that the party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, by the party of the second part, the receipt of which is hereby acknowledged, and pursuant to authority of the partners of said limited partnership, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit: See Exhibit A.

Together with all and singular hereditaments and appurtenances belonging there, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and

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profits thereof, all easements appurtenant, to such real estate and other easements belonging to, or appurtenant to such real estate, whether or not situated on such real estate, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the party of the second part, forever.

And the party of the first part, for itself and its successors, does covenant, promise and agree to and with the party of the second part and its successors 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 it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

See Exhibit B.

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed
to these presents by its Partner as of the day and year first above written.


BAR ASSOCIATES, an Illinois general partnership

By: Bruce Rolan
Name: Bruce Rolan
Title: Partner

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STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	 MAR - 1.02	00368.50
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 102808

0000024171

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	 MAR - 5.02	00184.25
	REVENUE STAMP	FP 102802

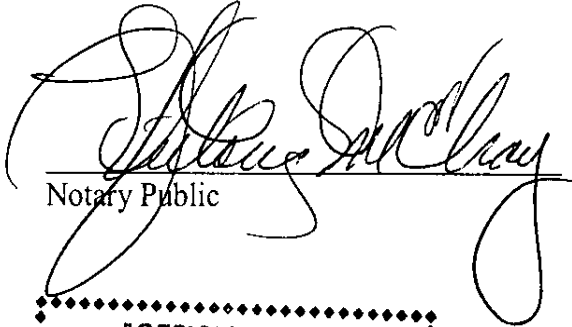
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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I VICTORIA McElroy do hereby certify that BRUCE ROBIN
personally known to me to be the PARTNER of **BAR ASSOCIATES**, an Illinois
general partnership, 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
PARTNER he signed and delivered the said instrument pursuant to
authority, given by the said partnership and as his free and voluntary act for the uses and
purposes therein set forth. Given under my hand and seal this 1ST day of
MARCH, 2002.


Notary Public

My Commission Expires:

8-2-04



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STREET ADDRESS: 1113 ETDW OF WILKE RD ON NORTHWEST HWY
CITY: PALATINE COUNTY: COOK

TAX NUMBER: 02-24-406-037-0000; 02-25-201-004-000

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LEGAL DESCRIPTION:

PARCEL 1:

THE EAST 148.935 FEET OF LOT 56 IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 24 AND PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A PARCEL OF LAND IN THE SOUTH EAST 1/4 OF SECTION 24 AND IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST SECTION LINE OF SAID SECTION 24 WHICH IS 16.8 FEET NORTH OF THE SOUTH EAST CORNER OF SAID SECTION 24; THENCE WESTERLY ALONG A LINE PARALLEL TO THE SOUTH SECTION LINE OF SAID SECTION 24, 1113.27 FEET TO THE NORTHEASTERLY LINE OF THE 66 FOOT WIDE PUBLIC HIGHWAY KNOWN AS "NORTHWEST HIGHWAY" FOR A POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID HIGHWAY FOR A DISTANCE OF 145.60 FEET; THENCE NORTH TO A POINT IN THE ABOVE-MENTIONED PARALLEL LINE WHICH POINT IS 121.28 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG SAID PARALLEL LINE 121.28 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Permitted Encumbrances

1. Taxes for the Years 2001^{*} and 2002, which are not yet due and payable.
2. 25 foot building line as shown on the plat of subdivision recorded October 5, 1939 as document 12378407. (Affects Parcel 1)
** Second Installment*
3. 10 foot easement over the rear of the land as shown on the plat of subdivision aforesaid. (Affects Parcel 1)
4. Rights of the public, the State of Illinois and the municipality in and to that part of the land, if any, taken or used for road purposes.
5. Reservation contained in the deed recorded Dec. 27, 1962 as Document 18683085 from the Commonwealth Edison Company, of the paramount perpetual right, easement, permission and authority to construct, install, operate, use and maintain equipment for the transmission and distribution of electric energy in, over, under, across and along any part of all of the land therein conveyed. (Affects Parcel 2)
6. Covenants and restrictions (not omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), relating to that the land therein conveyed shall be used only for highway, driveway and landscaping purposes; that no trees, bushes or shrubs shall be permitted which will exceed 12 feet in height; and that no buildings, structures, signs or other objects which may project above surface shall be constructed or placed on said land and that no change of grade shall be made without express consent of the Commonwealth Edison Company contained in the deed recorded December 27, 1962 as Document No. 18683085, which does not contain a reversionary or forfeiture clause. (Affects Parcel 2)

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS

COUNTY OF COOK

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Lesli L. Falk, as attorney of BAR ASSOCIATES, an Illinois general partnership, having an address of 4200 North Manheim Road, Schiller Park, Illinois, being duly sworn on oath, states that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

OR

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

BAR ASSOCIATES, an Illinois general partnership

By: Lesli L. Falk
Name: Lesli L. Falk
Its: Attorney

SUBSCRIBED AND SWORN to before me this 7th
day of March, 2002.

Victoria McElroy
Notary Public



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