

WARRANTY DEED

THE GRANTOR, ROLLEX CORPORATION, an Illinois corporation, pursuant to the authority of its Board of Directors, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE(S), S&B PARTNERS LLC, a Delaware limited liability company the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



0020988322

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

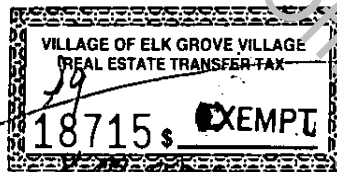
Property Index Numbers: 08-35-104-074-0000 ✓
Commonly known as: 2001 Lunt Avenue ✓
Elk Grove Village, Illinois 60007

subject to: covenants, conditions, easements, and restrictions of record which do not interfere with the present use of the Real Estate; public and utility easements and roads and highways, if any; and general taxes for the second half of the year 2001 and subsequent years. TO HAVE AND TO HOLD said premises forever.

In Witness Whereof, the Grantor has hereunto set its hand and seal this 31 day of July, 2002.

ROLLEX CORPORATION, an Illinois Corporation

By: James Beck
Its: PRESIDENT



8034447-DA-TMS (A1)

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BOX 333-CT

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

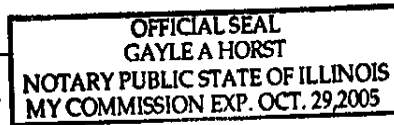
I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that James Brittingham President of Rollex Corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act as said President of said company for the uses and purposes therein set forth.

Given under my hand and official seal this 31 day of July, 2002.

Gayle A. Horst

Notary Public

My commission expires: October 29, 2005



This instrument was prepared by, and record and mail to:

Joy S. Goldman
Michael Best & Friedrich LLC
401 North Michigan Avenue
Suite 1900
Chicago, Illinois 60611

Send Subsequent Tax Bills to: S&B Partners LLC, 2001 Lunt Avenue, Elk Grove Village, Illinois 60007

Exempt under provisions of Paragraph E,
Section 31-45 Real Estate Transfer Law.
July 31, 2002

Melanie Carter, atty

20988322

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EXHIBIT A

That part of the West 364.60 feet of the East 1300 feet (as measured at right angles to the East line thereof) of Lot Seventeen (17) in Centex Industrial Park Unit 3 (hereinafter described), falling within the Subdivision of the Estate of Henry Landmeier of parts of Section 26 and 35, Township 41 North, Range 11, East of the Third Principal Meridian, said Centex Industrial Park Unit 3, being a subdivision in Section 35, Township 41 North, Range 11, East of the Third Principal Meridian, according to Plat of said Centex Industrial Park Unit 3, registered in the Office of the Registrar of Titles of Cook County, Illinois on May 1, 1959 as Document Number 1858615.

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Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

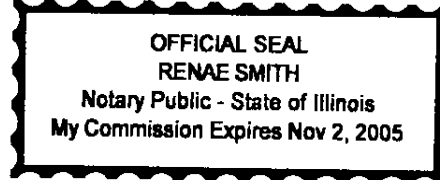
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: September 3, 2002

Signature: Melanie Carter,
attly

SUBSCRIBED and SWORN to before me this 3rd day of September, 2002.

[Signature]
Notary Public



My commission expires: 11-2-05

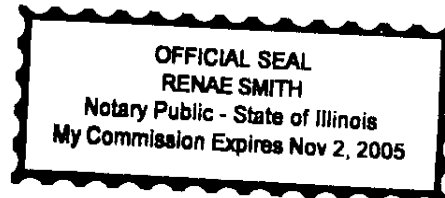
The grantee or his agent affirm that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: September 3, 2002

Signature: Melanie Carter,
attly

SUBSCRIBED and SWORN to before me this 3rd day of September, 2002.

[Signature]
Notary Public



My commission expires: 11-2-05