Cook County Recorder

30.00

This instrument was prepared by and Mail to:

Donald J. Gibson, Jr. Ross & Hardies 150 North Michigan Avenue Suite 2500 Chicago, Illinois 60601

Rospino (6/2 02



SPECIAL WARRANTY DEED (LLC To LLC) (Illinois)

THIS INDENTURE, mad this day of October, 2002, between GATEWAY CENTER OF PALATINE LLC, an Illino's limited liability company, duly authorized to transact business in the State of Illinois, "Grantor" and party of the first part, and D. NELLIE'S PROPERTIES, LLC, an Illinois limited liability company, whose address is 1308 Bull Creek Drive, Libertyville, Illinois 60048, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of said limited liability company, by these presents does REVLSE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to <u>its</u> successors and resigns, FOREVER, all of its right, title and interest in and to 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 ATTACHED HERETO AND MADE A PAPA HEREOF

Together with all singular the hereditaments and appurtenances there into 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 the party of the first part, either in 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 above described, with the appurtenances, unto the party of the second part, __its__ successors and assigns foreve..

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, ___its__ successors 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 encurred ed 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, it WILL WARRANT AND DEFEND, subject to:

ITEMS SET FORTH ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number(s): 01-15-400-040; 01-15-400-041; and 01-15-400-042

Address of real estate: Northwest corner of Smith Street and the Union Pacific Railroad Right of Way, Palatine, Illinois.



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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its manager, the day and year first above written.

first above written.	
	EWAY CENTER OF PALATINE LLC, an
Illino	is limited liability company
ı	
Ву	
	E: LAURANCE H. FREED
Title: Manager	
SEND SUBSEQUEN	IT TAX BILLS TO:
D. NELLIES PRO	OPERTIES LLC
(Nai	ne)
1308 Bull C	reek Drive
Libertyville, I	
0-	
0/	
STATE OF ILLINOIS)	7
) SS.	·O.
COUNTY OF COOK)	45
_	1/1
I, Collean Gener, a Notary Public, in and for the County and	
State aforesaid, DO HEREBY CERTIFY, that LAURANCE H. FREED, personally known to me	
to be the Manager of GATEWAY CENTER OF PALATINE LLC, an Illinois limited liability company, personally known to me to be the 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 foregoing instrument as his free and voluntary act, and as the free and	
voluntary act and deed of said company, for the	ises and purposes therein set to th.
Given under my hand and official seal, this day of October, 2002.	
	_
	Colleen M. Fener
	Jolleen M. Fener Notary Public
My Commission expires	
	•
[SEAL]	"OFFICIAL SEAL"
COLLEEN M. FERRER Notary Public, State of Illinois My Commission Expires 09/05/05	

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EXHIBIT A TO DEED

LEGAL DESCRIPTION OF PREMISES

Parcel 1

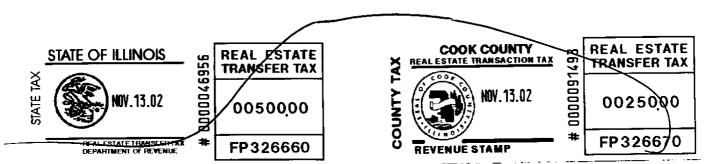
LOT 2 OF PLAT OF RESUBDIVISION OF GATEWAY CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN COOK COUNTY, ILLINOIS, SAID PLAT HAVING BEEN RECORDED OCTOBER 30, 2001 AS DOCUMENT 0011012354.

Parcel 2

TOO OF C EASEMENT IN FAVOR OF SAID LOT 2, AS CREDITED BY EASEMENT OPERATING AGREEMENT, RECORDED OCTOBEX 30, 2001 AS DOCUMENT 0011012357, AS Ount Clarks AMENDED, FOR PARKING.

PIN.: Part of 02-15-400-039; 02-15-400-040; 02-15-100-041 and 02-15-400-041

Commonly known as: the Northwest Corner of Smith Street and Union Pacific Railroad Right-of-Way, Palatine, IL



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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

- 1. Real estate taxes not yet due and payable.
- 2. Covenants, conditions, easements and restrictions of record as disclosed on Chicago Title Insurance Company Commitment No. 8058500 dated September 19, 2002 as Schedule B exceptions K, AR ? AB.
- 3. Zoning laws and ordinances.
- 4. Acts of Grantee.
- 5. Easement and Operating Agreement dated October 1, 2001 recorded as Document No. 0011012357, as amended.