

This instrument was prepared by and Mail to:

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



0021250792

**SPECIAL WARRANTY DEED
(LLC To LLC)
(Illinois)**

THIS INDENTURE, made this 15th day of October, 2002, between GATEWAY CENTER OF PALATINE LLC, an Illinois limited liability company, duly authorized to transact business in the State of Illinois, "Grantor" and part 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 REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, 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 PART 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 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, 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 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, 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.

8058500, 605, 22 9

4 Box

Box 333
MAIL TO

UNOFFICIAL COPY

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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

EASEMENT IN FAVOR OF SAID LOT 2, AS CREDITED BY EASEMENT OPERATING AGREEMENT, RECORDED OCTOBER 30, 2001 AS DOCUMENT 0011012357, AS 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

STATE TAX  NOV. 13.02	# 8000046956	REAL ESTATE TRANSFER TAX	COUNTY TAX  NOV. 13.02	# 0000091493	REAL ESTATE TRANSFER TAX
		00500.00			00250.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326660	REVENUE STAMP		FP326670

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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, AA & 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.

Property of Cook County Clerk's Office