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2002-11-04 14:15:17
Cook County Recorder 20.00

WHEN RECORDED MAIL TO:

Jack R. Hlustik
Hlustik, Huizenga, Williams &
Vander Woude, Ltd.
20 N. Wacker Drive, Suite 2800
Chicago, IL 60606



TAXPAYER ADDRESS:

Groot Industries, Inc.
2500 Landmeier Road
Elk Grove Village, IL 60007

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, EFI Waste Systems of North America, Inc., a Delaware corporation, successor by merger with Browning-Ferris Industries of Illinois, Inc., a Delaware corporation (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Groot Industries, Inc., a Delaware corporation (herein referred to as "Grantee"), its heirs and assigns, forever, the following described tract or parcel of land located in Cook County, Illinois (hereinafter, the "Real Property"), to wit:

SEE ATTACHED EXHIBIT "A"

Permanent Index Number: 02-23-313-005-0000 and 02-23-313-006-0000
Property Address: 630 S. Hicks Road, Palatine, Illinois, 60067

TO HAVE AND TO HOLD the Real Property together with all the improvements thereon and the appurtenances thereunto belonging unto Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Real Property, that Grantor has a good and lawful right to sell and convey the same, and that the Real Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, liabilities, and other matters as may appear of record and all matters which an accurate survey of the Real Property or a physical inspection of the Real Property would disclose.

GRANTOR hereby binds itself and its successors and assigns, to warrant and defend the

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BOX 333-CTI

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title to Grantee, its successors and assigns, as against all acts of the Grantor herein and no other, subject to the matters above set forth.

WITNESSED this 30th day of OCTOBER, 2002.

GRANTOR:

By: [Signature]
Title: AUTHORIZED OFFICER

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	NOV. - 1.02	0290000
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000039994	FP 102808

STATE OF Arizona)

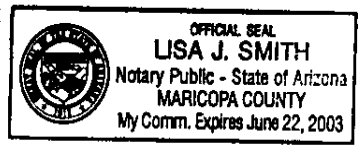
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this 30th day of OCTOBER, 2002, by RICK WOJAHN of ALLIED WASTE INDUSTRIES, INC., a Delaware corporation, on behalf of the corporation.

WITNESS my hand and seal at office this 30th day of OCTOBER, 2002.

[Signature]
Notary Public

My Commission Expires:



NAME AND ADDRESS OF PREPARER:

Fennemore Craig
Chad Fuller
3003 North Central Ave. #2600
Phoenix, AZ 85012

GRANTEE:

Groot Industries, Inc.
2500 Landmeier Road
Elk Grove Village, IL 60007

This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

COUNTY TAX	COOK COUNTY	REAL ESTATE TRANSACTION TAX
	NOV. - 1.02	0145000
REVENUE STAMP	# 0000040118	FP 102802

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EXHIBIT A

Legal Description

LOTS 4 AND 5 IN KLEFSTAD'S PALATINE INDUSTRIAL PARK, A
SUBDIVISION OF THAT PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF
SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD
PRINCIPAL MERIDIAN, LYING WEST OF THE WEST RIGHT OF WAY LINE OF
STATE ROUTE NUMBER 53, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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