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0030379457

SPECIAL WARRANTY DEED

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2003-03-20 11:57:00

Cook County Recorder 30.00



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THIS AGREEMENT, made this 10 day of March, 2003, between Max Gysin, a married person, of 1312 Marietta Country Club Drive, Marietta, GA 30152, as GRANTOR, and Louis SRG LLC, an Illinois limited liability company, of 3801 S. Sangamon, Chicago, Illinois 60609, GRANTEE, WITNESSETH, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereon, and all the estate, right, title, interest, claim or demand whatsoever, of GRANTOR, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD said premises as above described.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE, 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 those exceptions set forth on attached Exhibit B.

THE ABOVE SPACE FOR RECORDER'S USE ONLY

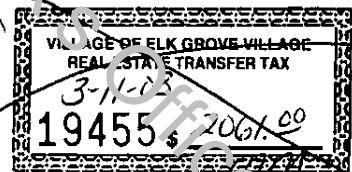
THIS IS NOT HOMESTEAD PROPERTY OF GRANTOR'S.

PIN#: 08-27-401-032-0000

Address of Real Estate: 1515 Louis Avenue, Elk Grove Village, Illinois

IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed the day and year first above written.

Max Gysin



BOX 333-CTI

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EXHIBIT A

LOT 140 IN HIGGINS INDUSTRIAL PARK UNIT 96, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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EXHIBIT B

General real estate taxes for 2002 (2d installment only) and subsequent years

Building line over the north 25 feet of the land as shown on plat of subdivision recorded October 16, 1972 as Document #22086065 (the "Plat")

Easement over the south 15 feet of the land for public utilities and drainage purposes as shown on the Plat

Easement over the north 25 feet of the land for underground public utilities and drainage purposes as shown on the Plat

Easement over the north 25 feet and the south 15 feet of the land in favor of Northern Illinois Gas Company, successors and assigns for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances as shown on the Plat

Easement over the north 25 feet and the south 15 feet of the land shown on the Plat and recorded October 16, 1972 as document 22086065

Covenants and Restrictions contained in deed recorded October 31, 1972 as Document #22103521

Existing lease to Diamond Roller Corporation dated January 10, 1997

Acts done or suffered by or through Grantee

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