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SPECIAL WARRANTY DEED

819 AM 4/24/04 12:00 PM
 THIS INDENTURE, made this March 11, 2004, between **RSD SHERMER BUILDING TWO, LLC**, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("**Grantor**"), and **Joseph A. Rizzo**, an INDIVIDUAL ("**Grantee**"), whose address is 1723 Marcee Lane, Northbrook, IL 60062.

Doc#: 0409942161
 Eugene "Gene" Moore Fee: \$28.00
 Cook County Recorder of Deeds
 Date: 04/08/2004 10:08 AM Pg: 1 of 3

This space reserved for Recorder's use only.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto the Grantee, **FOREVER**, all interest in the real estate, situated in the County of Cook and State of Illinois, legally described on **Exhibit A** attached hereto and made a part hereof, commonly known as **Unit #208, 1914 Farnsworth Lane, Northbrook, Illinois**.

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

TO HAVE AND TO HOLD the said real estate as described above, with the appurtenances, unto the Grantee, forever.

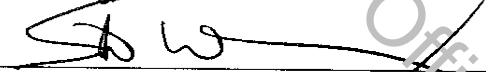
And the Grantor, itself and its successors and assigns does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on **Exhibit A** attached hereto.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed, the day and year first above written.

RSD SHERMER BUILDING TWO, LLC, an Illinois limited liability company


Prepared By:
 Scott A. Weisenberg, Esq.
 Red Seal Development Corp.
 425 Huehl Road, Building 18
 Northbrook, IL 60062

By: **RED SEAL DEVELOPMENT CORP.**, an Illinois corporation,
 its sole manager

By: 
 Scott A. Weisenberg, General Counsel

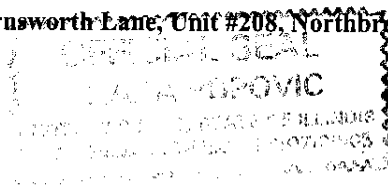
STATE OF ILLINOIS)
 COUNTY OF COOK)

I, the undersigned, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Scott A. Weisenberg, personally known to me to be the General Counsel of **RED SEAL DEVELOPMENT CORP.**, an Illinois corporation and the sole Manager of **RSD SHERMER BUILDING TWO, LLC** and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.


GIVEN under my hand and notarial seal, this 11th day of March, 2004. 
 Notary Public

SEND TAX BILLS AND RECORDED DEED TO: Joseph A. Rizzo, 1914 Farnsworth Lane, Unit #208, Northbrook, IL 60062

BOX 333-CTI



UNOFFICIAL COPY**EXHIBIT A**

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000067739	REAL ESTATE TRANSFER TAX
	APR. - 5.04		0014300
			FP 102802

Parcel 1:

UNIT NUMBERS 208 and P27 in the Shermer Place Building Two Condominium as delineated on a survey of the following described tract of Land:

LOT 74 IN THE SHERMER PLACE SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.


which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Shermer Place Building Two Condominium Association recorded as Document Number 0405510113; together with its undivided percentage interest in the Common Elements in Cook County, Illinois.

Parcel 2:

The Exclusive Right to the use of Storage Locker(s) S-27, as Limited Common Element(s) as delineated on that Survey recorded as Document Number 0405510113.

STREET ADDRESS: 1914 Farnsworth Lane, #208, Northbrook, Illinois 60062

P.I.N.: 04-15-100-020-0000

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000067767	REAL ESTATE TRANSFER TAX
	APR. - 5.04		0028600
			FP 102803

SUBJECT TO:

(1) GENERAL AND SPECIAL REAL ESTATE TAXES AND ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. LR1655033, AFFECTING THE NORTHEASTERLY 10 FEET OF THE LAND. (THIS AFFECTS LOT 80 WHICH IS A COMMON AREA OF SUBDIVISION.); (3) TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE NO FURTHER REMEDIATION LETTER RECORDED NOVEMBER 4, 1999 AS DOCUMENT 09041914; (4) TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE NO FURTHER REMEDIATION LETTER RECORDED NOVEMBER 5, 1999 AS DOCUMENT 09045435; (5) TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE NO FURTHER REMEDIATION LETTER RECORDED APRIL 5, 1999 AS DOCUMENT 99324035; (6) SUBDIVISION AND DEVELOPMENT AGREEMENT DATED FEBRUARY 5, 2003 AND RECORDED FEBRUARY 5, 2003 AS DOCUMENT NUMBER 0030177335 BY AND BETWEEN THE VILLAGE OF NORTHBROOK, AN ILLINOIS HOME RULE MUNICIPAL CORPORATION AND RSD SHERMER, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; (7) TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS MADE BY RSD SHERMER, LLC AS CONTAINED IN SPECIAL PERMIT ORDINANCE DATED FEBRUARY 5, 2003 AND RECORDED FEBRUARY 5, 2003 AS DOCUMENT NUMBER 0030177354 GRANTING SPECIAL PERMITS, SITE PLAN APPROVAL, AND RELATED WAIVERS AND VARIATIONS TO SHERMER PLACE SUBDIVISION - RESIDENTIAL PROPERTY (ORDINANCE NO. 03-08); (8) TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS MADE BY RSD SHERMER, LLC AS CONTAINED IN SPECIAL PERMIT ORDINANCE-UMBRELLA GRANTING A SPECIAL PERMIT FOR A PLANNED

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DEVELOPMENT AND FINAL PLAN APPROVAL (ORDINANCE NO. 03-07) DATED FEBRUARY 5, 2003 AND RECORDED FEBRUARY 5, 2003 AS DOCUMENT NUMBER 0030177353; (9) TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS MADE BY RSD SHERMER, LLC RECORDED FEBRUARY 5, 2003 AS DOCUMENT NUMBER 0030177355 AS CONTAINED IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SHERMER PLACE; (10) TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS MADE BY RSD SHERMER, LLC, RECORDED FEBRUARY 24, 2004 AS DOCUMENT NUMBER 0405510113 AS CONTAINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR SHERMER PLACE BUILDING TWO CONDOMINIUM ASSOCIATION; (11) TERMS, PROVISIONS AND CONDITIONS MADE BY RSD SHERMER, LLC AND THE VILLAGE OF NORTHBROOK AS CONTAINED IN DISCLOSURE DECLARATION RECORDED FEBRUARY 5, 2003 AS DOCUMENT NUMBER 0030177337; (12) EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF THE VILLAGE OF NORTHBROOK AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 0030177352 AFFECTING LOTS 77 TO 94; (13) BLANKET EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, SBC/AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, NICOR, AT&T BROADBAND, RCN CABLE TV OF ILLINOIS, AND LOCAL CABLE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 0030177352, AFFECTING LOTS 77 TO 94; (14) RESTRICTIVE COVENANTS AND EASEMENT FOR STORM WATER DRAINAGE AREA IN FAVOR OF THE VILLAGE OF NORTHBROOK, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 0030177352, AFFECTING LOTS 77 THROUGH 94, INCLUSIVE, AND THOSE PORTIONS OF LOT 95 THAT ARE IMPROVED WITH A BUILDING; (15) PERMANENT AND PERPETUAL NON-EXCLUSIVE STORM SEWER EASEMENT IN FAVOR OF THE VILLAGE OF NORTHBROOK, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 0030177352; (16) TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE NO FURTHER REMEDIATION LETTER RECORDED NOVEMBER 12, 2003 AS DOCUMENT NUMBER 0331610115; (17) TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS MADE BY RSD SHERMER, LLC RECORDED NOVEMBER 12, 2003 AS DOCUMENT NUMBER 0331610116 AS CONTAINED IN THE FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SHERMER PLACE; (18) COVENANT AND GRANT OF STORMWATER DRAINAGE EASEMENT AGREEMENT DATED MAY 8, 2003 AND RECORDED MAY 9, 2003 AS DOCUMENT 0312932033 BY AND AMONG RSD SHERMER, LLC (DEVELOPER), SHERMER PLACE MASTER ASSOCIATION (ASSOCIATION) AND GLENVIEW STATE BANK (BANK). AFFECTS MASTER ASSOCIATION COMMON LOTS; (19) AGREEMENT BETWEEN THE VILLAGE OF NORTHBROOK AND SHERMER PLACE MASTER ASSOCIATION FOR THE ENFORCEMENT OF FIRE LANES DATED AUGUST 20, 2003 AND RECORDED SEPTEMBER 2, 2003 AS DOCUMENT 0324531074 PROVIDING THAT THE VILLAGE REGULATE THE FIRE LANES IN AREAS NOTED AND THAT OWNER SHALL MAINTAIN THE PARKING AREAS CONTAINING THE FIRE LANES. AFFECTS COMMON AREA; (20) GRANT OF STORMWATER DRAINAGE EASEMENT AND AGREEMENT DATED SEPTEMBER 24, 2003 AND RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326945070 BY AND AMONG RSD SHERMER, LLC, DEVELOPER, SHERMER PLACE MASTER ASSOCIATION, ASSOCIATION AND LA SALLE NATIONAL TRUST N.A., LA SALLE TRUST GRANTING A NON-EXCLUSIVE IRREVOCABLE AND PERPETUAL EASEMENT TO LA SALLE TO CONNECT TO AND USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF RUN-OFF WATER FROM THE LA SALLE PROPERTY; and (21) THE ACTS OF GRANTEE AND OF THOSE CLAIMING BY, THROUGH OR UNDER GRANTEE.