



Doc#: 0413840101  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 05/17/2004 11:47 AM Pg: 1 of 4

Prepared by:

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500 N. Dearborn Street - 2nd Floor  
Chicago, IL 60610

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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 3rd day of May, 2004, between VLAND NILES TOUHY LLC, an Illinois limited liability company, party of the first part, and FIFTH THIRD BANK, a Michigan Banking corporation, having an address at 1701 Golf Road, Rolling Meadows, Illinois, 60008, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, 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 Exhibit A attached hereto

Together with the easements set forth in that certain Declaration of Cross Access-Parking Easements, Covenants, Conditions and Restrictions dated May 6, 2004 and recorded with the Cook County Recorder's Office on May \_\_, 2004 as Documents No. \_\_\_\_\_ (the "Declaration"), and hereby reserving to the party of the first party the easements set forth in the Declaration.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 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, his heirs 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, his heirs 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,

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or to claim the same, by, through, or under it, it WILL WARRANT AND DEFEND, subject to: See Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, said party of the first part has hereto affixed its name the day and year first above written.

VLAND NILES TOUHY LLC, an Illinois limited liability company

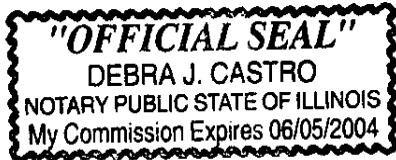
By: [Signature]  
Manager

PROPERTY OF COOK COUNTY NOTARY'S OFFICE

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, Debra J. Castro a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Steven J. Panko, personally known to me to be the Manager of VLAND NILES TOUHY LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as Manager signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 6<sup>th</sup> day of May, 2004.



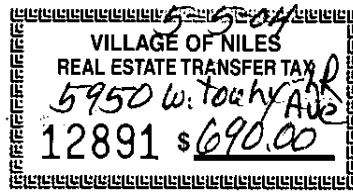
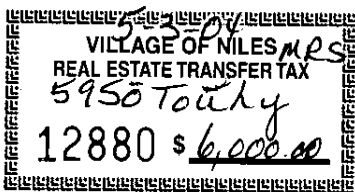
[Signature]  
Notary Public

Mail To:

Kelee J. Schwenn, Esq.  
PEDERSEN & HOUP, P.C.  
161 North Clark Street  
Suite 3100  
Chicago, Illinois 60601

Send Subsequent Tax Bills To:

Fifth Third Bank  
Fifth Third Center  
1701 Golf Road  
Rolling Meadows, Illinois 60008



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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 1 IN THE FINAL PLAT OF VLAND NILES TOUHY RESUBDIVISON, BEING A RESUBDIVISION OF PART OF LOT 13 IN CHARLES MCDONNELL'S SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED ON DECEMBER 19, 2003 AS DOCUMENT 0335310074, IN COOK COUNTY, ILLINOIS

PIN: 10-29-402-023

COMMON ADDRESS: 5950 W. TOUHY, NILES, IL

<p>STATE TAX</p> <p>STATE OF ILLINOIS</p>  <p>MAY 14.04</p> <p>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	<p>REAL ESTATE TRANSFER TAX</p> <p>0223000</p> <p># 0000200732 FP 103024</p>
<p>COUNTY TAX</p> <p>COOK COUNTY</p> <p>REAL ESTATE TRANSACTION TAX</p>  <p>MAY 14.04</p> <p>REVENUE STAMP</p>	<p>REAL ESTATE TRANSFER TAX</p> <p>0111500</p> <p># 0000000442 FP 103022</p>

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## EXHIBIT B

### PERMITTED EXCEPTIONS

- (a) General real estate taxes, and any similar taxes or charges imposed with respect to the real estate which are not then due and owing;
- (b) Easement recorded as Document 16640918; and
- (c) Declaration of Cross Access-Parking Easements, Covenants, Conditions and Restrictions.