



0416318127

Doc#: 0416318127  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 06/11/2004 04:15 PM Pg: 1 of 3

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made *as of*  
this 7th day of June, 2004, between, **WILLIAM D. ROSS, trustee and his successors under the WILLIAM D. ROSS Revocable Trust dated March 7, 1996, ("Grantor")**, and **MLRP 1601 LUNT, LLC, a Delaware limited liability company**, whose address is:  
1 Pierce Place, Itasca, Illinois 60143 ("Grantee");

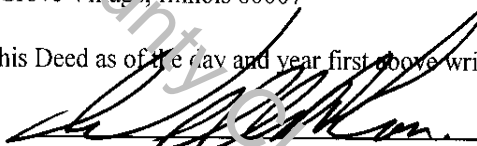
**WITNESSETH:**

THAT, for and consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit "A" attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon, together with all rights, members, easements and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple; subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit "B" attached hereto and made a part hereof. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions. "Grantor" and "Grantee" shall include their respective heirs, successors and assigns;

Permanent Real Estate Index Number: 08-34-203-030 & 08-34-203-031  
Address(es) of real estate: 1601 Lunt Avenue, Elk Grove Village, Illinois 60007

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

  
\_\_\_\_\_  
**WILLIAM D. ROSS, as trustee and his successors under the William D. Ross Revocable Trust dated March 7, 1996** (SEAL)

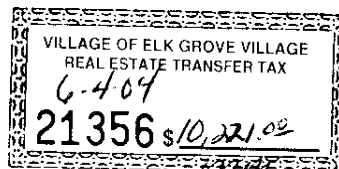
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **WILLIAM D. ROSS, as trustee and his successors under the William D. Ross Revocable Trust dated March 7, 1996**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of June, 2004  
Commission Expires 10-28 2007.

  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by: **Steven B. Isaacson, Deutsch, Levy & Engel, Chartered**  
225 W. Washington Street, Suite 1700, Chicago, Illinois 60606.

After Recording Return to: **Christine Graff, Winston & Strawn, 35 W. Wacker Drive, Chicago, IL 60601**  
Send Subsequent Tax Bills to: **MLRP 1601 Lunt, LLC, 1 Pierce Place, Itasca, Illinois 60143**



- 181221.1

DEC 89731 16/11/04  
1st AMERICAN TITLE order #


# UNOFFICIAL COPY

## EXHIBIT "A"

LOT 364 IN CENTEX INDUSTRIAL PARK UNIT 220, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1977 AS DOCUMENT NUMBER 24175659, IN COOK COUNTY, ILLINOIS.

**COUNTY TAX**

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

 JUN. 11. 04


REVENUE STAMP

# 000013809

REAL ESTATE TRANSFER TAX
01703.50
FP326670

**STATE TAX**

**STATE OF ILLINOIS**

 JUN. 11. 04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000065604

REAL ESTATE TRANSFER TAX
03407.00
FP326669

# UNOFFICIAL COPY

## EXHIBIT "B"

- 1). General Taxes for the year(s) 2003 final installment, 2004 and subsequent years.
- 2). Building line as depicted on the plat of Centex Industrial Park Unit 220 recorded November 2, 1977 as document number 24175659.
- 3). Easements for public utilities and drainage as depicted on the plat of Centex Industrial Park Unit 220 recorded November 2, 1977 as document number 24175659, together with the easement provisions contained therein.
- 4). Easements in favor of Commonwealth Edison Company per document 22260963 and as depicted on the plat of Centex Industrial Park Unit 220 recorded November 2, 1977 as document number 24175659.

Property of Cook County Clerk's Office