



Tax Key No. \_\_\_\_\_

Doc#: 0422510086  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 08/12/2004 12:49 PM Pg: 1 of 4

Post Office Address of Grantee:  
Heartland Realty Investors, Inc.  
4802 Nicollet Avenue South  
Minneapolis, Minnesota 55409

**SPECIAL WARRANTY DEED**  
[ILLINOIS]

THIS INSTRUMENT WITNESSETH, That RAND GROVE VILLAGE PARTNERSHIP ("Grantor"), a limited partnership organized and existing under the laws of the State of Illinois, conveys to HEARTLAND PALATINE, LLC, a Minnesota limited liability company ("Grantee"), for the consideration of the sum of Ten and No/100ths Dollars (\$10.00), the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Cook County, State of Illinois:

See Exhibit A attached hereto and made a part hereof.

Grantor, as its sole warranty herein specially warrants to Grantee, its successors and assigns, that Grantor will forever defend title to the real estate (subject to those matters set forth on Exhibit B attached hereto and made a part hereof) against only the claims of persons who shall claim title to or assert claims affecting the title to the real estate or any part thereunder, by or through Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 3<sup>rd</sup> day of August, 2004.

RAND GROVE VILLAGE PARTNERSHIP,  
an Illinois limited partnership

By: Rosewood Apartments Corporation, a  
California Corporation, Its General Partner

By: [Signature]  
Name: David Robertson  
Title: President

(ACKNOWLEDGMENT NEXT PAGE)

36733 (7)


CTI 5229126 DB KI

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STATE OF California )  
 )s.  
COUNTY OF Los Angeles )

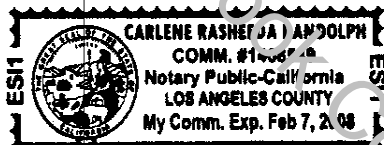
Before me, a Notary Public in and for said County and State, personally appeared David Robertson, the President & C.E.O. of RAND GROVE VILLAGE PARTNERSHIP, an Illinois limited partnership who acknowledged execution of the foregoing Special Warranty Deed for and on behalf of said Grantor.

WITNESS my hand and Notarial Seal this 23<sup>rd</sup> day of July, 2004.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: Feb. 7, 2008

[Notary Seal]



This Instrument Prepared by:

Jonathan R. Shils, Esq.  
Powell, Goldstein, Frazer & Murphy LLP  
Sixteenth Floor  
191 Peachtree Street, N.E.  
Atlanta, Georgia 30303

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## EXHIBIT "A"

### LEGAL DESCRIPTION

Those parts of the East 1/2 of Section 2, Township 42 North, Range 10 East of the Third Principal meridian, in Cook County, Illinois, described as follows:

Parcel 1:

The South 100 feet of the North 1100 feet of the East 871.20 feet (except the East 50 feet thereof) of the South 1/2 of the Northeast 1/4 of said Section 2.

Also

Parcel 2:

The South 300 feet of the North 1400 feet of the East 871.20 feet (except the East 50 feet thereof) of a tract of land described as:

The South 1/2 of the Northeast 1/4, together with the North 10 acres of the Northeast 1/4 of the Southeast 1/4 of said Section 2.

Also

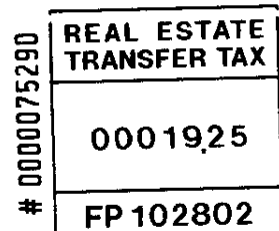
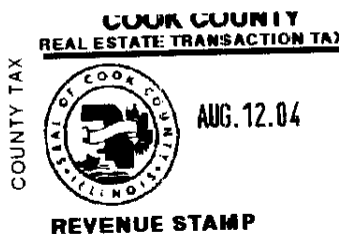
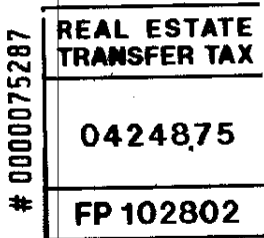
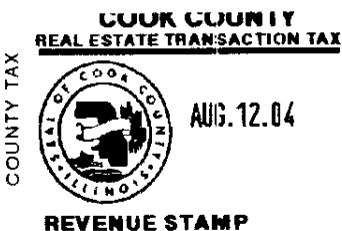
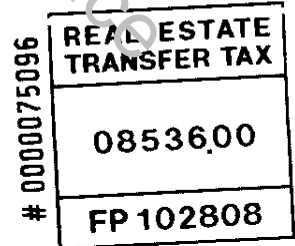
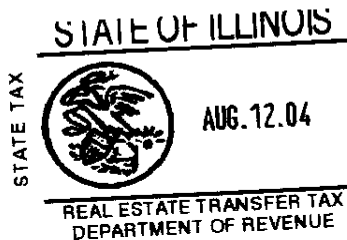
Parcel 3:

That part of the East 871.20 feet (except the East 50 feet thereof) of the North 10 acres of the Northeast 1/4 of the Southeast 1/4 of said Section 2, which lies South of a line 1400 feet South from and parallel with the North line of the South 1/2 of the Northeast 1/4 of said Section 2.

02-02-203-053

02-02-402-002

02-02-402-006



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## EXHIBIT "B"

1. Taxes and assessments for the year 2004 which are not yet due and payable.
2. Rights of tenants in possession as of the date hereof, as tenants only, under unrecorded residential leases.
3. Any state of facts an accurate survey of the property would show.
4. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
5. Rights of the public, the State of Illinois and the municipality in and to that part of the land, if any, take or used for road purposes.
6. Easement in favor of Northern Illinois Gas 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. 22221726, affecting the part of the land.
7. Easement in favor of The Commonwealth Edison Company and ZIB, 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. 22305732, affecting the part of the land.
8. Regulatory Agreement recorded December 8, 1972 as document no. 22152340.
9. Rights and/or obligations in reference to railroad tie retaining wall located along the west line of the land, as shown on plat of survey no. 2004-00070-001, dated February 2, 2004 (field measurements on January 23, 2004), by Grenley and Biedermann Inc.