

UNOFFICIAL COPY

And after recording, please return to:

Drake D. Mertes
Dowd, Dowd & Mertes, Ltd.
701 Lee Street, Suite 790
Des Plaines, Illinois 60016



Doc#: 0436247261
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/27/2004 03:07 PM Pg: 1 of 3

Please send subsequent tax bills to:

James R. Duerr
R. Franczak & Associates, LLC
751 Graceland Avenue
Des Plaines IL 60091
Attn: Richard Franczak

43481220/11

SPECIAL WARRANTY DEED

The Grantor, **Village of Palatine**, an Illinois home rule, municipal corporation with an address of 200 East Wood Street, Palatine, Illinois, 60067, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY FOREVER unto **R. Franczak & Associates, Inc.**, an Illinois corporation ("Grantee") with an address of 751 Graceland Ave., Des Plaines, Illinois 60091, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

Lot 4 in Block D in Alexander Pratt's Subdivision, together with the East 1/2 of vacated West Jackson Street lying West and adjoining said Lot 4, being a subdivision of part of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 42 North, Range 10, East of the Third Meridian, in Cook County, Illinois

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 thereof, and all the estate, right, title, interest claim or demand whatsoever, of the Grantor, 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 Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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, or to claim the same, by through or under it, it WILL WARRANT AND DEFEND, subject to:

Please see Exhibit "A" attached hereto and made a part hereof

Exempt under provisions of Paragraph B. Section 4. Illinois Real Estate Transfer Tax Act.

12/8/04
Date

Kathleen M. Makovick
Grantor or Representative

3/27/05

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In Witness Whereof, said Grantor has caused its name to be signed to as of this 8 day of December, 2004.

Village of Palatine,
an Illinois home rule municipal corporation

By: Reid T. Ottesen
Name: Reid T. Ottesen
Title: Village Manager

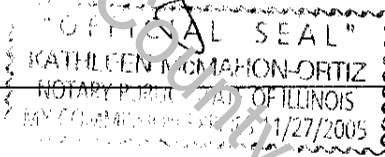
State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Reid T. Ottesen** personally known to me to be the Village Manager of the Village of Palatine, an Illinois home-rule, municipal corporation, appeared, before me this day in person and acknowledged that as the Village Manager he signed and delivered the said instrument pursuant to authority as provided by the Village Council of the Village of Palatine, as his free and voluntary act, and as the free an voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 8 day of December, 2004.

Kathleen McMahon-Ortiz
Notary Public

My commission expires: _____



This instrument prepared by:
Joan T. Berg
Schain, Burney, Ross & Citron, Ltd.
222 N. LaSalle St., Suite 1910
Chicago, Illinois 60601

Clerk's Office

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Exhibit A
Subject To

1. Real Estate Taxes for 2004 subsequent years.
2. Redevelopment Agreement dated May 3, 2004, be and between Village of Palatine and R. Franczak & Associates, Inc., an Illinois corporation, recorded May 12, 2004 with the Cook County Recorder as Document No. 0413349006 (the "Redevelopment Agreement").
3. Right of the Village to Repurchase the property conveyed by this Special Warranty Deed, as such right is set forth at Article 7.6 of the Redevelopment Agreement and the terms, conditions and restrictions as contained therein.
4. Art Amenity Fee of One Hundred (\$100) Dollars/per residential dwelling unit pursuant to Article 9.17 of the Redevelopment Agreement and the terms, conditions and restrictions as contained therein.

Property of Cook County Clerk's Office