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THIS INSTRUMENT PREPARED BY:

Jennifer Dorn, Esq.
Quarles & Brady LLP
500 West Madison Street
Suite 3700
Chicago, Illinois 60661

AFTER RECORDING RETURN TO:

Kenneth A. Kosky, Esq.
Strauss & Malk LLP
135 Revere Drive
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

630 S. Hicks, L.L.C. / LP 322, L.L.C.
630 S. Hicks
Palatine, Illinois 60067



Doc#: 0508833205
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/29/2005 01:36 PM Pg: 1 of 4

The above space for recorder's use only

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 3rd day of March, 2005 by and between **GROOT INDUSTRIES, INC.**, a Delaware corporation, party of the first part ("Grantor"), whose address is 2500 Landmeier Road, Elk Grove Village, Illinois, and **630 S. HICKS, L.L.C.**, as to an undivided 39% tenant-in-common interest, and **LP 322, L.L.C.**, as to an undivided 61% tenant-in-common interest, party of the second part (collectively, "Grantee"), whose address is 630 S. Hicks, Palatine, IL.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE AND CONVEY in fee simple unto Grantee, AS TENANTS IN COMMON and in accordance with their respective percentage interests as aforesaid, FOREVER, all of Grantor's right, title and interest in and to the following described real estate, situated in the County of Cook, State of Illinois, together with all improvements thereon and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 630 S. Hicks, Palatine, Illinois

P.I.N.: 02-23-313-005-0000
02-23-313-006-0000

SUBJECT TO: The permitted exceptions set forth on Exhibit B attached hereto and made a part hereof.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no other, subject to the matters set forth above.

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 15th day of March, 2005.

GROOT INDUSTRIES, INC., a Delaware corporation

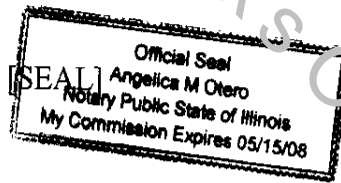
By: John Garrity
John Garrity, Chief Financial Officer

STATE OF IL)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named JOHN GARRITY, as Chief Financial Officer of GROOT INDUSTRIES, INC., a Delaware corporation, the Grantor under the foregoing instrument, personally known or identified to me to be the same persons whose name is subscribed to the foregoing instrument as such Chief Financial Officer, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of such corporation, and pursuant to proper authority granted therefor, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15th day of March, 2005.

By: Angelica M. Otero
Notary Public



Commission Expires: 05-15-08

STATE OF ILLINOIS	
STATE TAX	MAR. 28. 05
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000002469
	0268250
	FP 103024

COOK COUNTY	
COUNTY TAX	MAR. 28. 05
REAL ESTATE TRANSACTION TAX	# 0000006431
	0134125
	FP 103022

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EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

LOTS 4 AND 5 IN KLEFSTAD'S PALATINE INDUSTRIAL PARK, A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST RIGHT OF WAY LINE OF STATE ROUTE NUMBER 53, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. REAL ESTATE TAXES AND ASSESSMENTS FOR THE YEAR 2004 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
2. THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT(S) FOR TRANSFER OF REAL PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INSURED OR A PART THEREOF:

DOCUMENT NO.: 90368804	DATE OF RECORDING: JULY 31, 1990
DOCUMENT NO.: 90623847	DATE OF RECORDING: DECEMBER 26, 1990
3. EASEMENT FOR SEWER, WATER AND PUBLIC UTILITIES AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED MAY 28, 1965 AS DOCUMENT 19478927, OVER THE NORTH 10 FEET OF LOT 5.
4. BUILDING LINE AS SHOWN ON THE PLAT OF SUBDIVISION AFORESAID, OVER THE EAST 50 FEET OF THE LAND.
5. 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 PLAT RECORDED/FILED AS DOCUMENT NO. 19478927, AFFECTING THE NORTH 10 FEET OF LOT 5 OF THE LAND.
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 PLAT RECORDED/FILED AS DOCUMENT NO. 19478927, AFFECTING THE NORTH 10 FEET OF LOT 5 OF THE LAND.
7. EASEMENT FOR PUBLIC UTILITIES OVER THE WEST 5 FEET OF THE LAND, AS DISCLOSED BY PLAT OF SURVEY PREPARED BY GREMLEY & BIEDERMANN, INC., DATED JUNE 6, 1985, ORDER NUMBER 851039.
8. ENCROACHMENT OF A CHAIN LINK FENCE OVER THE SOUTH LINE OF THE LAND BY 0.04 TO 0.11 OF A FOOT, AS DISCLOSED BY SURVEY PREPARED BY GREMLEY & BIEDERMANN, INC., DATED OCTOBER 28, 2002 ORDER NO. 1021883.