

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0511535158
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/25/2005 09:06 AM Pg: 1 of 3

THE GRANTOR,

RICE FOUNDATION, an Illinois not-for-profit corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for the consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said corporation does hereby GRANT AND CONVEY in fee simple to

Svigos Northbrook LLC, an Illinois limited liability company,

all of the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: Covenants, conditions and restrictions of record as shown on the Commitment; private, public and utility easements and roads and highways, if any; special taxes or assessments payable after closing for improvements not yet completed as of closing; and, general taxes for the year of closing and subsequent years, including taxes which may accrue by reason of new or additional improvements during the year(s).

The grantor warrants to the grantee and his successors in title that it has not created or permitted to be created any lien, charge, or encumbrance against said real estate that is not shown among the title exceptions listed above; and grantor covenants it will defend said premises to the extent of the warranties made herein against lawful claims of all persons. The grantor releases and waives all rights in said real estate that they may have under the homestead exemption laws of Illinois.

Permanent Real Estate Index Numbers: 04-20-200-043-0000

Address of Real Estate: 2560 Pfingsten Rd., Northbrook IL 60062

DATED this 18th day of April, 2005.

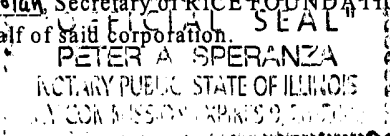
RICE FOUNDATION

By: Peter G. Nolan, President

State of Illinois )
) ss.
County of Lake )

Attest: Cori Nolan, Secretary

The foregoing instrument was acknowledged before me this 18th day of April, 2005, by Peter G. Nolan, President and attested by Cori Nolan, Secretary of RICE FOUNDATION, an Illinois not-for-profit Corporation, who affixed the seal of said corporation, all on behalf of said corporation.



Notary Public

This instrument was prepared by Peter A. Speranza, Speranza & Bates, 1401 N. Western Ave., Lake Forest, IL 60045

MAIL TO: Jeffrey W. Deer, Esq.
Deer & Stone, PC
130 South Jefferson Street
Suite 501
Chicago, IL 60661

SEND SUBSEQUENT BILLS TO: Svigos Northbrook LLC

BOX 333-CT



**UNOFFICIAL COPY****EXHIBIT A**

## LEGAL DESCRIPTION

2560 PFINGSTEN ROAD, NORTHBROOK, ILLINOIS 60062

PIN: 04-20-200-043-0000

THAT PART OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE RUNNING WEST 263.87 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 431 FEET PARALLEL TO THE EAST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE EAST 263.87 FEET PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 431 FEET ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTH 251 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

|   |   |
|---|---|
| <p>STATE TAX</p> <p><b>STATE OF ILLINOIS</b></p>  <p>APR. 21. 05</p> <p>REAL ESTATE TRANSFER TAX<br/>DEPARTMENT OF REVENUE</p> | <p>REAL ESTATE TRANSFER TAX</p> <p>00750.00</p> <p># 0000002547<br/>FP 103032</p> |
| <p>COUNTY TAX</p> <p><b>COOK COUNTY</b><br/>REAL ESTATE TRANSACTION TAX</p>  <p>APR. 21. 05</p> <p>REVENUE STAMP</p>           | <p>REAL ESTATE TRANSFER TAX</p> <p>00375.00</p> <p># 0000002617<br/>FP 103034</p> |

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS.

COUNTY OF COOK

Peter G. Nolan By Peter A. Spvanza his attorney in fact, being duly sworn on oath, states that  
President of Rice Foundation 8600 Gross Point Rd Skokie IL 60077 . That the  
 attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that Peter G. Nolan By Peter A. Spvanza his attorney in fact makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Peter G. Nolan  
 By Peter A. Spvanza  
 his attorney in fact

SUBSCRIBED and SWORN to before me  
 this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public