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Doc#: 0518902222
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 07/08/2005 01:43 PM Pg: 1 of 5

This Instrument Was Prepared By:

Mary C. Muehlstein, Esq.
Pedersen & Houpt
161 North Clark Street
Suite 3100
Chicago, Illinois 60601

After Recording Please Mail To:

Bruce A. Salk
Cohen, Salk & Huvad, P.C.
630 Dundee Road, Ste. 120
Northbrook, IL 60062

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of this 1st day of July, 2005, between TEMPEL STEEL COMPANY, an Illinois corporation ("Grantor"), having an address of 5500 N Wolcott, Chicago, Illinois 60640-1020 and M3 NORTH AMERICA, LLC, an Illinois limited liability company ("Grantee"), having an address of 849 W. Ohio Street, Suite #2, Chicago, Illinois 60622.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN, WARRANT AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the land, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof (the "Premises").

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 Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Property Address: 2045 Pratt Boulevard, Elk Grove Village, Illinois 60007

Permanent Index Number: 08-35-302-010-0000

And the Grantor, for itself, and its successors and assigns, does represent, warrant, covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or

Box 400-CTCC

8250602 1 SF 3

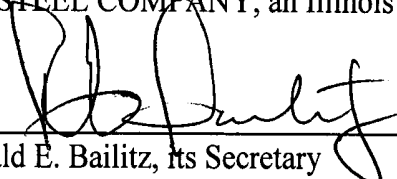
5/8

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anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof; and that the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents the day and year first above written.

TEMPEL STEEL COMPANY, an Illinois corporation

By: 
 Ronald E. Bailitz, its Secretary

STATE TAX

STATE OF ILLINOIS

JUL.-7.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000003180

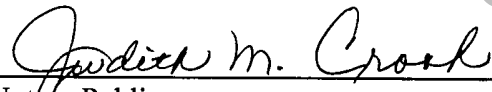
REAL ESTATE TRANSFER TAX
0.104750
FP 103024

VILLAGE OF ELK GROVE VILLAGE REAL ESTATE TRANSFER TAX
6.2905
22706\$ 3054.00

STATE OF ILLINOIS)
) SS
 COUNTY OF ~~COOK~~ LAKE)

I, JUDITH M. CROOK, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RONALD E. BAILITZ personally known to me to be the Secretary of TEMPEL STEEL COMPANY, and 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 severally acknowledged that as such Secretary he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 29th day of June 2005.


 Notary Public

Commission Expires: 3-23-07

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JUL.-7.05

REVENUE STAMP

0000001154

REAL ESTATE TRANSFER TAX
0050875
FP 103022

OFFICIAL SEAL
JUDITH M. CROOK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03-23-07

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EXHIBIT A

LEGAL DESCRIPTION

THE EAST 235 FEET OF THE WEST 865 FEET OF LOT 5 (EXCEPT THAT PART OF SAID LOT 5 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST 865 FEET OF LOT 5; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 865 FEET OF LOT 5, 10.0 FEET; THENCE SOUTHWESTERLY 70.75 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF LOT 5 WHICH IS 70.0 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF LOT 5, 70.0 FEET TO THE POINT OF BEGINNING) ON CENTEX INDUSTRIAL PARK, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 08-35-302-010-0000

Address: 2045 Pratt Boulevard, Elk Grove Village, Cook County, Illinois

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EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. Real Estate Taxes for the second installment of 2004 and subsequent years not yet due or payable.
2. A 25 foot building line as shown on the Plat of said subdivision recorded November 26, 1957 as Document 17075036 along the North line of Lot 5.
3. Easement reserved and granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company for the installation, maintenance and operation of public utilities as contained in Plat of Subdivision recorded November 26, 1957 as Document 17075036. (Affects the North 25 feet of Lot 5)
4. Easement over the land for ingress and egress to erect, construct and maintain utility services on the land as per Document 17195217.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Mary C. Muehlstein, having an address of Pedersen & Houpt, 161 North Clark Street, Suite 3100, Chicago, Illinois 60601, as the attorney for the Grantor of the property described in the attached Deed, being duly sworn on oath, states that the said Deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

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

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
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.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached Deed for recording.

Mary C. Muehlstein

Mary C. Muehlstein

SUBSCRIBED and SWORN to before me
this 30th day of June, 2005.

