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Doc#: 0601332087 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/13/2006 02:06 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

SPECIAL WARRANTY DEED

THE GRANTOR, NORAN COMPANY, a California general partnership ("Grantor"), for and in consideration of (\$10.00) TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, and pursuant to the authority of the undersigned,

does REMISE, RELEASE, ALIEN and CONVEY unto 1501 TONNE, LLC, an Illinois limited liability company ("Grantee"), of c/o The Missner Group, 5520 West Touhy Avenue, Skokie, Illinois 60077

Above Space for Recorder's Use Only

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

See Exhibit A attached hereto and made a part hereof for legal description,

Subject to those exceptions set forth on Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Number(s): 08-34-101-041-0050
Address(es) of Real Estate: 1501 Tonne, Elk Grove Village, 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 Grantor either in law or equity, of, in and to the above described premises, with the hereditaments, appurtenances and rights: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with 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: See Exhibit B attached hereto and made a part hereof.

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IN WITNESS WHEREOF, Grantor has executed the foregoing instrument as of the 23rd day of December, 2005.

NORAN COMPANY, a California general partnership

By: Donald E Ferrise
Printed Name: Donald E Ferrise
Its: Ferrise

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public for and for in said County, in the State aforesaid DO HEREBY CERTIFY that Donald E Ferrise, personally known to me to be the Ferrise of Noran Company, a California general partnership, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of December, 2005

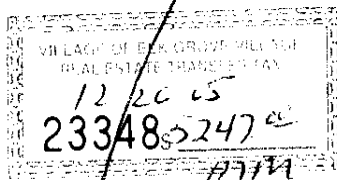
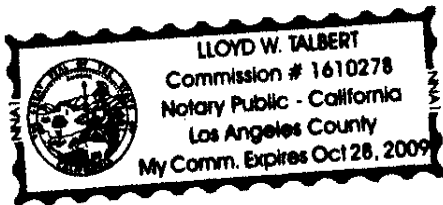
My Commission expires: 10-28-09

[Signature]
Notary Public

This instrument was prepared by:

Barack Ferrazzano Kirschbaum Perlman & Nagelberg LLP
333 West Wacker Drive
Suite 2700
Chicago, Illinois 60603

| | |
|---|---|
| <p>After Recording, Please Return To:</p> <p>Barack Ferrazzano Kirschbaum Perlman & Nagelberg LLP 333 West Wacker Drive, Suite 2700 Chicago, Illinois 60606 Attn: Katherine S. Sprenger</p> | <p>Send Subsequent Tax Bills To:</p> <p>The Missner Group 5520 W. Touhy Avenue Skokie, IL 60077</p> |
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EXHIBIT A

LAND

LOT 329 IN CENTEX INDUSTRIAL PARK UNIT 202, BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART DEDICATED FOR STREETS), IN COOK COUNTY, ILLINOIS.

| | | | |
|-------------------|---|---------------------|-------------------------------------|
| COUNTY TAX | COOK COUNTY REAL ESTATE TRANSACTION TAX | # 0000181275 | REAL ESTATE TRANSFER TAX |
| |  JAN. 13.06 | | 00874.50 |
| | REVENUE STAMP | | FP326670 |

| | | | |
|------------------|---|---------------------|-------------------------------------|
| STATE TAX | STATE OF ILLINOIS | # 0000030164 | REAL ESTATE TRANSFER TAX |
| |  JAN. 13.06 | | 01749.00 |
| | <small>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</small> | | FP326660 |

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General taxes for the years 2005 and subsequent years not due or payable.
 Tax Identification Number: 08-34-101-041
 Volume Number: 0050
2. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company of pole lines, conduits and maintenance purposes granted by the plat of subdivision recorded July 12, 1976 as document 23555399, and the terms and condition thereof.
3. Easement in favor of Northern Illinois Gas for the installation, maintenance, repair, relocation, removal and renewal of gas mains granted by the plat of subdivision recorded July 12, 1976 as document 23555399, and the terms and condition thereof.
4. Easement for public utilities and drainage as shown on the plat of subdivision recorded July 12, 1976 as document 23555399.
5. Easements for underground public utilities, sewer, water and drainage as shown on the plat of subdivision recorded July 12, 1976 as document 23555399.
6. 25 foot building line as shown on plat of Center Industrial Park Unit 202 Subdivision recorded July 12, 1976 as document 23555399.
7. Matters disclosed by that certain survey dated October 14, 2005, revised December 8, 2005, made by Bock & Clark's National Surveyors Network, Network Project No. 20051113-1.
8. A Resolution authorizing the Village President and Village Clerk to execute an Easement Agreement between Noran Company and the Village of Elk Grove Village recorded October 12, 2000 as document 00796535.
9. Rights of the tenant in possession, as a tenant only, under an unrecorded lease