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Doc#: 0603904133 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/08/2006 12:00 PM Pg: 1 of 7

WARRANTY DEED

THE GRANTOR, FAV, LLC., an Illinois Limited Liability Company, for and in consideration of Ten & 00/100 DOLLARS, and other good and valuable consideration in hand paid, does hereby CONVEY and WARRANT to AUBEX, CORPORATION, an Illinois Corporation, the property legally described on Exhibit A, which is attached and made a part of this WARRANTY DEED, all situated in the County of Cook, in the State of Illinois,

SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements, general real estate taxes not yet due and payable.

Permanent Real Estate Index Numbers:

18-28-103-001-0000
18-28-103-020-0000
18-28-103-034-0000

Address of Real Estate: Approximately 4.23 acres vacant land adjacent to the northbound exit ramp of I-294 and west of the Illinois Central/Commonwealth Edison Joint Fee Strip.

Dated this 10th day of January, 2006

FAV, LLC.

By: [Signature]
Its: member


C.T.I./WJ
8285284 1043
25127666

STATE OF ILLINOIS

BOX 333-CTI

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STATE OF ILLINOIS



JAN. 24. 06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000018670

REAL ESTATE TRANSFER TAX
00680.00
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JAN. 24. 06

REVENUE STAMP

0000018767

REAL ESTATE TRANSFER TAX
00445.50
FP 103034

STATE OF ILLINOIS



JAN. 24. 06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000018672

REAL ESTATE TRANSFER TAX
00220.00
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JAN. 24. 06

REVENUE STAMP

0000018766

REAL ESTATE TRANSFER TAX
00004.50
FP 103034

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COUNTY OF COOK SS

I, the undersigned, Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that John T. O'Connell, personally known to me to be the MEMBER of FAV, LLC., whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said Illinois Limited Liability Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of January, 2006



Melody Salerno Notary Public

Prepared By:

John T. O'Connell
129 Indian Wood Lane
Indian Head Park, IL 60525
708-267-3087

Mail Recorded Deed and Tax Bill to:

FRANK KLIMALA
12719 S. 70th AVE.
PALOS HEIGHTS, IL. 60463

UNOFFICIAL COPY**EXHIBIT A****5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:****PARCEL 1:**

A PARCEL OF LAND IN COUNTY OF COOK, STATE OF ILLINOIS, BEING ALL OF CERTAIN PARCEL OF LAND DESCRIBED IN DEED DATED JUNE 3, 1952 FROM CHARLES AND AGNES FRENZEL TO THE ATCHINSON, TOPEKA AND SANTA FE RAILWAY COMPANY, FILED FOR RECORD JUNE 10, 1952 AS DOCUMENT 15361407 IN BOOK 48015 PAGE 383 OF THE RECORDS OF SAID COUNTY LYING IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE NORTH 00 DEGREES 12 MINUTES 34 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 1327.36 FEET (DEEDED AS NORTH 80 RODS); THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 33.00 FEET (DEEDED AS EAST 2 RODS); THENCE SOUTH 00 DEGREES 12 MINUTES 34 SECONDS WEST, 1327.40 FEET (DEEDED AS SOUTH 80 RODS); THENCE NORTH 89 DEGREES 41 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 33.00 FEET (DEEDED AS WEST 2 RODS) TO THE POINT OF BEGINNING, EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON RAIL ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 88 DEGREES 10 MINUTES 19 SECONDS EAST, 1332.03 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 50 MINUTES 09 SECONDS WEST, 663.30 FEET ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE CONTINUING NORTH 01 DEGREES 50 MINUTES 09 SECONDS WEST ALONG SAID WEST LINE, 132.49 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE TRI-STATE TOLLWAY (I-294) AS MONUMENTED AND OCCUPIED; THENCE SOUTH 75 DEGREES 56 MINUTES 09 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF THE TRI-STATE TOLLWAY (I-294) AS MONUMENTED AND OCCUPIED, 34.31 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF AUGUST STARK ROADWAY, SAID LINE BEING 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 01 DEGREES 50 MINUTES 09 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE OF AUGUST STARK ROADWAY, 123.09 FEET TO SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4; THENCE SOUTH 01 DEGREES 50 MINUTES 09 SECONDS EAST, 663.31 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 88 DEGREES 10 MINUTES 19 SECONDS WEST, 33.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS, EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 28, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 12 MINUTES 34 SECONDS EAST ALONG A LINE 33.00

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FEET EASTERLY OF THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28 A DISTANCE OF 663.70 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 40 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 518.02 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF A JOINT FEE STRIP CONVEYED TO CHICAGO AND ILLINOIS WESTERN RAILROAD AND THE COMMONWEALTH EDISON COMPANY RECORDED AS DOCUMENT 13840023 AND AS DOCUMENT 13840024; THENCE SOUTH 37 DEGREES 31 MINUTES 10 SECONDS WEST, ALONG SAID JOINT FEE STRIP, 833.77 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 28; THENCE NORTH 89 DEGREES 41 MINUTES 42 SECONDS WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 28, A DISTANCE OF 12.65 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON NAIL ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 88 DEGREES 10 MINUTES 19 SECONDS EAST, 1365.03 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION TO A POINT ON THE EAST RIGHT OF WAY LINE OF AUGUST STARK ROADWAY, SAID LINE BEING 33.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION FOR THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 50 MINUTES 09 SECONDS WEST ALONG THE EAST RIGHT OF WAY LINE OF AUGUST STARK ROADWAY, 663.31 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 88 DEGREES 05 MINUTES 13 SECONDS EAST, 197.28 FEET TO THE EAST RIGHT OF WAY LINE OF THE TRI-STATE TOLLWAY (I-294) AS MONUMENTED AND OCCUPIED; THENCE SOUTH 55 DEGREES 25 MINUTES 40 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE OF THE TRI-STATE TOLLWAY (I-294) AS MONUMENTED AND OCCUPIED 61.35 FEET; THENCE SOUTH 30 DEGREES 06 MINUTES 19 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE OF THE TRI-STATE TOLLWAY (I-294) AS MONUMENTED AND OCCUPIED, 127.85 FEET; THENCE SOUTH 05 DEGREES 46 MINUTES 03 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE OF THE TRI-STATE TOLLWAY (I-294) AS MONUMENTED AND OCCUPIED, 155.20 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF A JOINT FEE STRIP CONVEYED TO CHICAGO AND ILLINOIS WESTERN RAILROAD, AND THE COMMONWEALTH EDISON COMPANY RECORDED AS DOCUMENT 13840023 AND AS DOCUMENT 13840024, RECORDED JULY 10, 1946; THENCE SOUTH 35 DEGREES 22 MINUTES 39 SECONDS WEST, 452.95 FEET; THENCE SOUTH 88 DEGREES 10 MINUTES 19 SECONDS WEST 12.74 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY FROM THE CENTER LINE OF FIFTH AVENUE, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE AFORESAID NORTHWEST 1/4, SAID POINT BEING 297 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE NORTHEASTERLY ALONG A LINE THAT INTERSECTS THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28 AT A POINT 104 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID NORTHWEST 1/4, FOR A DISTANCE OF 815.15 FEET, MORE OR LESS, TO THE WESTERLY LINE OF A TRACT OF LAND CONVEYED FROM NEHR TO FREDERICKS RECORDED NOVEMBER 21, 1921 AS DOCUMENT 7347701 IN BOOK 17217 ON PAGE 366, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID CONVEYED PROPERTY 564.83 FEET; THENCE SOUTHWESTERLY 1176.95 FEET ALONG THE NORTHWESTERLY LINE OF PROPERTY CONVEYED BY NEHR TO CHICAGO TITLE AND TRUST COMPANY BY DOCUMENT 10574091, TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28; THENCE WESTERLY A DISTANCE OF 4.69 FEET ON THE AFORESAID LINE FOR A PLACE OF BEGINNING; THENCE

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NORTHWESTERLY 540.25 FEET ON A LINE THAT INTERSECTS THE SOUTHEASTERLY LINE OF AUGUSTA ROBB PROPERTY 280 FEET SOUTHWESTERLY OF THE SOUTHEAST CORNER CONVEYED BY DOCUMENT 12550995; THENCE SOUTHWESTERLY ALONG AFORESAID LINE 249.18 FEET (AS MEASURED) TO A POINT ON A LINE 33 FEET EASTERLY (MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE SOUTHERLY ALONG SAID PARALLEL LINE A DISTANCE OF 301.79 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28; THENCE EASTERLY ALONG SAID SOUTH LINE A DISTANCE OF 513.35 FEET TO THE PLACE OF BEGINNING, EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON RAIL ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 88 DEGREES 10 MINUTES 19 SECONDS EAST, 1365.03 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION TO A POINT ON THE EAST RIGHT OF WAY OF AUGUST STARK ROADWAY, SAID LINE BEING 33.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 01 DEGREES 50 MINUTES 09 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE OF SAID AUGUST STARK ROADWAY, 663.31 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION AND THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 50 MINUTES 09 SECONDS WEST, 123.09 FEET TO A POINT ON THE NORTHERLY LINE OF THE TRI-STATE TOLLWAY (I-294) AS MONUMENTED AND OCCUPIED; THENCE SOUTH 75 DEGREES 56 MINUTES 09 SECONDS EAST ALONG SAID NORTHERLY LINE OF THE TRI-STATE TOLLWAY (I-294) AS MONUMENTED AND OCCUPIED, 52.08 FEET; THENCE SOUTH 55 DEGREES 25 MINUTES 40 SECONDS EAST ALONG SAID NORTHERLY LINE OF THE TRI-STATE TOLLWAY (I-294) AS MONUMENTED AND OCCUPIED, 182.89 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 88 DEGREES 05 MINUTES 13 SECONDS WEST, 197.28 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

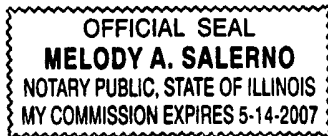
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: January 10, 2006

Signature: _____

Grantor or Agent

Subscribed and sworn to
Before me this 10 day of
January, 2006.



Melody Salerno
Notary Public

The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: JAN 10, 2006

Signature: _____

Grantee or Agent

Subscribed and sworn to
Before me this ___ day of
_____, 2006.

Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offense.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)