

UNOFFICIAL COPY

This instrument was prepared by:

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Krasnow Saunders Cornblath
500 North Dearborn, Second Floor
Chicago, Illinois 60610



Doc#: 0609543332 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/05/2006 01:09 PM Pg: 1 of 3

After recording, please return to:

Michael D. Schlesinger, Esq.
Robbins Salomon & Patt, Ltd.
25 East Washington Street, Suite 1000
Chicago, IL 60602

8278431-Da-Tms (inf3)

BOX 400-CTCC

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by the undersigned grantor, **LOPIN FAMILY, LLC**, a Delaware limited liability company ("**Grantor**"), Grantor does hereby grant, bargain, sell and convey unto **MSDI HOLDINGS, LLC**, an Illinois limited liability company ("**Grantee**"), the following described real estate (the "**Property**"):

Lot 174 to 179, both inclusive, (except the Northerly 10 feet thereof per case 87L50325) both inclusive in Centex Industrial Park Unit 13 being a subdivision of Section 26, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.


Permanent Index Number: 08-26-304-048-0000

Address of Property: 2121 Landmeier, Elk Grove Village, IL

To have and to hold to Grantee and its successors and assigns forever.

This conveyance is subject to such matters as are listed on **Exhibit A** attached hereto and made a part hereof; (collectively, the "**Permitted Encumbrances**").

Grantor does covenant with Grantee that, subject to the Permitted Encumbrances, the Property is free from all encumbrances made or suffered by Grantor and that Grantor will warrant and defend the same to Grantee and its successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under Grantor.

STATE OF ILLINOIS		# 000004974	REAL ESTATE TRANSFER TAX
STATE TAX			0474500
	APR. - 4.06		FP 103024
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			

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IN WITNESS WHEREOF, the Grantor has caused the execution of this deed as of the 22 day of March, 2006, ~~2005~~.

LOPIN FAMILY, LLC, a Delaware limited liability company

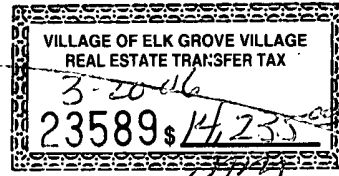
By: Sheila Goode
Name: Sheila Lopin Goode
Title: Manager

By: Melynda Lopin
Name: Melynda Lopin
Title: Manager

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX APR. - 4.06	REAL ESTATE TRANSFER TAX 0237250
	# 0000002968	FP 103022

NOTARY ACKNOWLEDGMENT

State of Illinois)
County of Cook)



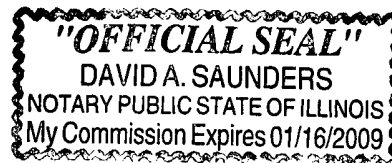
I, the undersigned, a Notary Public in and for the said County and State aforesaid, hereby certify that Sheila Lopin Goode and Melynda Lopin, whose names as the Managers of Lopin Family, LLC, a Delaware limited liability company, are signed to the foregoing Special Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such Managers and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 19th day of March, 2005.

David A. Saunders
Notary Public

SEND SUBSEQUENT
REAL ESTATE TAX
BILLS TO:

MSDI Holdings, LLC
2121 Landmeier Road
Elk Grove Village, IL 60007



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EXHIBIT A

Permitted Encumbrances

1. General real estate taxes for the second installment of 2005 and subsequent years including taxes which may accrue by reason of new or additional improvements during the term of the Lease referenced in paragraph 6 below.
2. Acts of Grantee and persons claiming under Grantee.
3. Covenants, conditions and restrictions of record which are not violated by the Building and the current use of such improvements.
4. Private, public and utility easements and roads and highways, if any.
5. Party wall rights and agreements, if any.
6. Existing lease with Fabricated Metals Co. doing business as Machined Products Co.
7. Special taxes or assessments for improvements not yet completed.
8. Installments not due at the date of closing of any special tax or assessment for improvements heretofore completed.
9. 25 foot building line as shown on the Plat of Subdivision filed August 2, 1963 as Document Number LR2104889.
10. Easement for public utilities and drainage as shown on the Plat of Subdivision filed August 2, 1963 as Document Number LR2104889
11. Easement over the land described for the purpose of installing and maintaining all equipment necessary for the purpose of serving the subdivision and other property with telephone and electric service, together with right to overhand aerial service wires over the land within the easement area, and also with the right of access and for drainage purposes as granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns and as shown on the Plat of Subdivision filed August 2, 1963 as Document Number LR2104889.
12. Plat of right of way recorded July 14, 1999 as Document Number 99674440.
13. Plat of right of way recorded July 14, 1999 as Document Number 99674555.