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Doc#: 0610135002 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/11/2008 06:59 AM Pg: 1 of 7

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT KATLAW TRETAM & COMPANY, LLC, a Delaware limited liability company, having an office in the Village of Melrose Park, Cook County, Illinois ("Grantor"), for and in consideration of the sum of Ten

and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby GRANTS AND CONVEYS to DUANE L. COOK AND ANGELA I. COOK, having an address of 4N 194 Hawthorne, Bensenville, IL 60106 ("Grantee"), a vacant parcel of land located at the 2040 N. Hawthorne, Melrose Park, Illinois 60160 and legally described on Exhibit A attached hereto.

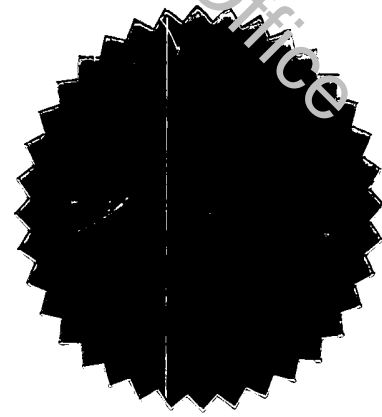
Address of Property: 2040 Hawthorne, Melrose Park, IL 60160

PIN: 12-33-400-020-0000

TO HAVE AND TO HOLD the said premises, together with any improvements thereon and the rights, easements, privileges and appurtenances thereunto belonging or appertaining, unto Grantee, their heirs and assigns forever, subject only to the encumbrances set forth on Exhibit B attached hereto.

And Grantor, for itself and its successors, hereby warrants to Grantee, their heirs and assigns, only that: (1) Grantor has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner, encumbered; and (2) Grantor will forever defend the said premises against all persons lawfully claiming by, through or under Grantor.

[Signature page follows]



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IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, this 14th day of February, 2006.

KATLAW TRETAM & COMPANY, LLC, a Delaware limited liability company,

By: 
Walter S. Snodell, Member

STATE OF ILLINOIS
COUNTY OF Cook

I, the undersigned, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Walter S. Snodell, personally known to me to be the Member of Katlaw Tretam & Company, LLC, a Delaware limited liability 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 acknowledged that he signed the same in his authorized capacity, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of February, 2006.

Marystella Cataldo
Notary Public

Commission expires March 26, 2008



This Instrument was prepared by: Katherine R. Rist, Foley & Lardner LLP, Verex Plaza, 150 East Gilman Street, Madison, WI 53703-1481 and after recording mail to: Scott T. Ferrill, 4100 Madison Street, Suite 8, Hillside, IL 60162.

STATE OF ILLINOIS



APR. -6.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000002190

REAL ESTATE TRANSFER TAX
0002500
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. -6.06

REVENUE STAMP

000002203

REAL ESTATE TRANSFER TAX
0001250
FP 103034

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

PARCEL 1:

A STRIP OF LAND IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 167.10 FEET OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 33, AND OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF THE WEST 414.10 FEET OF AFORESAID SOUTHEAST 1/4 OF SECTION 33, WHICH IS 1175.00 FEET NORTH OF THE NORTH LINE OF NORTH AVENUE AS DEDICATED, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, 375.69 FEET; THENCE NORTHERLY, 576.0 FEET, TO A POINT ON THE EAST LINE OF THE WEST 166.60 FEET OF THE AFORESAID QUARTER SECTION WHICH IS 2227.26 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHEASTERLY IN A CURVED LINE CONVEX TO THE NORTHWEST, THENCE NORTHEASTERLY IN A CURVED LINE CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 328.62 FEET, AN ARC LENGTH OF 338.36 FEET TO A POINT OF TANGENCY; THENCE NORTHEASTERLY, ON A LINE TANGENT TO THE LAST DESCRIBED CURVE, 56.65 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 99 FEET OF THE AFORESAID QUARTER SECTION; THENCE EAST ALONG THE LAST DESCRIBED LINE 39.58 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 414.10 FEET OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 33; THENCE SOUTH ALONG SAID LINE 10.79 FEET TO AN INTERSECTION WITH A CURVED LINE CONVEX TO THE NORTHWEST AND 18 FEET SOUTHEASTERLY FROM AND CONCENTRIC WITH THE CURVED LINE HERETOFORE DESCRIBED; THENCE SOUTHWESTERLY ALONG SAID CURVED LINE WITH A RADIUS OF 310.62 FEET A DISTANCE OF 405.83 FEET TO ITS POINT OF TANGENCY OPPOSITE TO AND 18 FEET EAST OF THE BEGINNING OF THE CURVED LINE FIRST ABOVE DESCRIBED; THENCE SOUTHERLY 40.01 FEET MORE OR LESS TO A POINT 17 FEET EAST OF THE POINT LYING ON THE EAST LINE OF THE WEST 167.10 FEET OF THE SOUTHEAST FRACTIONAL QUARTER OF SAID SECTION 33 WHICH IS 2187.26 FEET NORTH OF THE SOUTH LINE THEREOF; THENCE SOUTH ON THE EAST LINE OF THE WEST 184.10 FEET OF THE AFORESAID QUARTER SECTION 911.67 FEET; THENCE WEST 17 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST ONE INCH (1") OF THE NORTH 189.89 FEET OF THE EAST 17.0 FEET OF THE WEST 184.10 FEET OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF THE WEST 414.10 FEET

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OF AFORESAID SOUTHEAST QUARTER OF SECTION 33, WHICH IS 667.65 FEET NORTH OF THE NORTH LINE OF NORTH AVENUE AS DEDICATED, AND SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF THE WEST 414.10 FEET OF AFORESAID SOUTHEAST QUARTER OF SECTION 33 WHICH IS 1175.0 FEET NORTH OF THE NORTH LINE OF NORTH AVENUE AS DEDICATED, IN COOK COUNTY, ILLINOIS.

Address of Property: 2040 Hawthorne, Melrose Park, IL

PIN: 12-33-400-020-0000

Property of Cook County Clerk's Office

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EXHIBIT B TO SPECIAL WARRANTY DEED PERMITTED EXCEPTIONS

1. Taxes for the year 2006 and subsequent years.
2. Rights of way for railroad switch and spur tracks, if any.
3. Grant of Easement in favor of Melrose Park Sprinkler Association , and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Grant recorded October 24, 1974 as Document No. 22887786.
4. Grant of Easement in favor of Clearing Industrial District, Inc., and its/their respective successors and assigns, for the maintenance and operation of transmission lines for the transmission of electrical energy for light and power, telegraph and telephone wire and poles, and any and all other wires, pipes, sewers, conduits, tunnels, passageways, construction, location and maintenance of sprinkler systems, and the provisions relating thereto contained in the Grant recorded March 31, 1959 as Document No. 17494784.

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 008323763 D1

STREET ADDRESS:

CITY:

COUNTY:

TAX NUMBER:

LEGAL DESCRIPTION:**PARCEL 1**

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PARCEL 2

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