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Doc#: 0625112047 Fee: \$34.50 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 09/08/2006 11:13 AM Pg: 1 of 6

SPECIAL WARRANTY DEED

THE STATE OF ILLINOIS

) SS

COUNTY OF COOK

) SS

KNOW ALL MEN BY THESE PRESENTS:

THAT GLR-WOODFIELD, LLC ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to it paid by WOODFIELD GREEN 2006 LLC ("Grantee"), has GRANTEC, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantee the tract of land (the "Land") in Cook County, Illinois more fully described on Exhibit A hereto, together with all improvements thereon and all easements, rights-of-way, rights and appurtenances appertaining thereto (the "Property").

This Special Warranty Deed is executed by Grantor and accepted by Grantec subject to validly existing and enforceable rights, interests and estates, if any do in fact exist, but only to the extent that the same do in fact exist, of third parties in connection with those items set out and listed in **Exhibit B** hereto (the "**Encumbrances**").

GRANTOR HAS EXECUTED AND DELIVERED THIS SPECIAL WARRANTY DEED AND HAS CONVEYED THE PROPERTY, AND GRANTEE HAS ACCEPTED THIS SPECIAL WARRANTY DEED AND HAS PURCHASED THE PROPERTY, "AS IS", "WHERE IN", AND "WITH ALL FAULTS" AND WITHOUT REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN AND THE REPRESENTATIONS AND WARRANTIES CONTAINED IN THE REAL ESTATE PURCHASE AND SALE AGREEMENT DATED JULY 7, 2006, AS AMENDED AND/OR ASSIGNED, BETWEEN GRANTOR AND GRANTEE AND IN THE RECERTIFICATION

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OF REPRESENTATIONS AND WARRANTIES DELIVERED CONTEMPORANEOUSLY HEREWITH BY GRANTOR TO GRANTEE PURSUANT TO SUCH REAL ESTATE PURCHASE AND SALE AGREEMENT.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property, subject to the validly existing and enforceable rights, if any, of third parties in connection with the Encumbrances, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

Ad valorem taxes with respect to the Property have been prorated as of the date hereof between G antor and Grantee, and Grantee expressly assumed the payment of ad valorem taxes assessed from and after the date hereof.

Address of Grantee c/o Ardmin Properties Real Estate Investment Group, Inc., 7501 South Lemont Road, Suite 200, Woodridge, IL 60517, Attn: Joe Ardovitch

WITNESS THE EXECUTION HEREOF effective as of September 5, 2006.

3 9-6-06 VILLAGE OF SCHAUMBURG REAL ESTATE TRANSFER TAX

9166

GRANTOR:

GLR-WOODFIELD, LLC

By: Name:

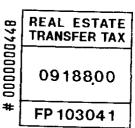
Title: Managing Dir











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STATE OF ILLINOIS COUNTY OF COOK)	SS
)	
)	SS

This instrument was acknowledged before me on September 5, 2006, by said entity.

OFFICIAL SEAL
SARAH A MILLER
NOTARY PUBLIC
STATE OF ILLINOIS
MY COMM. EXP. 8-3-2008

Name: Sarch A. (Miller Notary Public in and for The State of Illinois

(Seal of Notary)

My commission expires: 8-4-2008

This instrument was prepared by:

Drane Freyer & Lapins Limited 150 North Wacker Drive Suite 800 Chicago, IL 60606 (312) 827-7102 Attn: Wendy Freyer

Upon recording it should be returned to:

Fanelli & Dobrovits, Ltd. 3901 W. 95th Street Evergreen Park, IL 60805 Phone: (708) 424-5232

Attn: Joseph C. Fanelli & Carla Fanelli Dobrovits

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Exhibit A to Special Warranty Deed

LEGAL DESCRIPTION

Parcel 1:

Lots 4 and 5 in Walden International, being a Subdivision of part of Fractional Section 1 and part of the North Half of Section 12, both in Township 41 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded January 30, 1980 as Document 25342431, in Cook County, Illinois.

Parcel 2:

An easement appurtenant for the benefit of Parcel 1 as created by Declaration of Protective Covenants recorded March 28, 1980 as Document 25406331, as modified by Amendment to Declaration of Protective Covenants recorded July 3, 2001 as document 0010588003 for ingress, egress, drainage and access to utilities as specified therein, all as contained within Walden International Subdivision.

Parcel 3:

An easement appurtenant for the benefit of Parcel 1 as created by Agreement recorded June 13, 1983 as Document 26640290 for underground general utility purposes and ingress and egress, as specified therein, all as contained within Walden International C/e/t/s O/Fice Subdivision.

1920-1930 Thoreau Avenue, Schaumburg, IL 07-12-101-017-0000 07-12-101-018-0000

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- 2. General real estate faxes to the years) 2006 and subsequent years.

 Permanent Index Number: 0.7 12 101 1018-0000 (Volume number 187) (Affects Lot 5)

 Note The taxes for the year(s) 2016, are not yet due and payable.
- the assume of the casements described as Parcels 2 and 3 contained in the assument creating such easement.
- 4. Rights of the adjoining owners to the concurrent use of the easements described as Parcels 2 and 3.
- 5. Terms, provisions, conductors and easement contained in Declaration of Protective Covenants of Walden International dated March 17, 1980 and recorded March 28, 1980 as document 25406331, as modified by Amendment to Declaration of Protective Covenants recorded July 3, 2001 as document 0010588003, including provisions for means.
- 6. Terms, provisions, conditions and easem int contained in Declaration of Protective Covenants of Walden International dated July 30, 2004 and recorded January 26, 2005 as document 0502612185 including provisions for liens.
- 7. Easement for storm and water drainage and retention, ingress and egress and utilities, at established by Declaration of Protective Covenants dated March 17, 1980 and recorded March 28, 1280 at document 25406331.
- 8. Easement as shown on the Plat of Subdivision recorded January 30, 1980 as document 25342431 together with the easement provisions contained therein.

Note: Plat of Easement Vacation Release was recorded June 28, 1985 as document 85081761 releasing part of the easements noted above.

- 9. Plat of Easement dedication reserving an easement recorded January 28, 1985, as in a meiit \$5081762 and the terms and provisions therein contained.
- 10. Terms, provisions and conditions regarding a non-exclusive perpetual casement aver, across and upon the land for the purpose of pedestrian ingress and egress and the maintenance rectair, reconstruction and restoration of a sidewalk on the real estate created by Grant reconded upon 13, 198 as document 26640290.
- 11. Right of Way Agreement Water Irrigation over the land granted to the Variage of Schaumburg, recorded May 13, 2003 as document 031332093 and the terms and provisions therein contained.
- 12. Existing unrecorded leases, as disclosed by kent Roll dated August 31, 2006 and attached as Exhibit A.