

UNOFFICIAL COPY

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 Grantor 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.

GRANTOR:


GLR-WOODFIELD, LLC

By: [Signature]
Name: Robert H. Ruffin
Title: Managing Director

9-6-06
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
9166 \$ 9,188.00

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

SEP.-8.06
REVENUE STAMP

000009825
REAL ESTATE TRANSFER TAX
0459400
FP 103042

STATE TAX
STATE OF ILLINOIS

SEP.-8.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000000478
REAL ESTATE TRANSFER TAX
0918800
FP 103041

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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

This instrument was acknowledged before me on September 5, 2006, by Robert H. Ruffatto, a managing director of GLR-WOODFIELD, LLC as the act and deed of said entity.

OFFICIAL SEAL
SARAH A MILLER
NOTARY PUBLIC
STATE OF ILLINOIS
MY COMM. EXP. 8-6-2008

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

(Seal of Notary)

My commission expires: 8-6-2008

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

Notary of Cook County Clerk's Office

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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 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 taxes for the year(s) 2006 and subsequent years.

Permanent Index Number: 07-15-101-043-0000 (Volume number 187) (Affects Lot 5)

Note: The taxes for the year(s) 2006 are not yet due and payable.

3. Terms, provisions and conditions relating to the easements described as Parcels 2 and 3 contained in the instrument 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, conditions 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 liens.

6. Terms, provisions, conditions and easement 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, as established by Declaration of Protective Covenants dated March 17, 1980 and recorded March 28, 1980 as 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 a part of the easements noted above.

9. Plat of Easement dedication reserving an easement recorded January 28, 1985 as document 85081762 and the terms and provisions therein contained.

10. Terms, provisions and conditions regarding a non-exclusive perpetual easement over, across and upon the land for the purpose of pedestrian ingress and egress and the maintenance, repair, reconstruction and restoration of a sidewalk on the real estate created by Grant recorded June 13, 1983 as document 26640290.

11. Right of Way Agreement - Water Irrigation over the land granted to the Village of Schaumburg, recorded May 13, 2003 as document 0313332093 and the terms and provisions therein contained.

12. Existing unrecorded leases, as disclosed by Rent Roll dated August 31, 2006 and attached as Exhibit A.