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PREPARED BY:

Keith A. Ross, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602

Doc#: 0626318102 Fee: \$34.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/20/2006 03:22 PM Pg: 1 of 6

WHEN RECORDED

RETURN TO:

David O'Keefe, Esq.
Schain, Burney, Ross & Citron
222 North LaSalle Street
Suite 1910
Chicago, Illinois 60601

SPECIAL WARRANTY DEED

THIS DEED is made as of Sept 19, 2006 by and between DOALL COMPANY, INC., an Illinois corporation ("Grantor"), and REMINGTON PLACE OF DES PLAINES, L.L.C., an Illinois limited liability company ("Grantee").

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant and convey unto Grantee, the property located in the County of Cook, Illinois and legally described in Exhibit A attached hereto (the "Property"), together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or in equity, of, in and to the Property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged. Subject, however, to any and all of the matters described in the following grammatical paragraph, for which Grantor shall have no liability whatsoever.

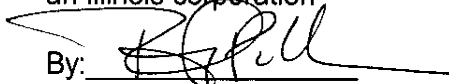
The foregoing conveyance and special warranty is made subject to: (1) all real estate taxes and assessments not yet due and payable; (2) all easements, covenants, conditions, restrictions and other matters of record; (3) all matters that are or would be shown on an accurate plat of survey of the Property; (4) all existing laws and other governmental requirements; and (5) all other matters insured against under the policies of title insurance or reinsurance obtained by Grantee in connection with the conveyance provided hereunder.

[REMAINDER OF PAGE LEFT BLANK; SIGNATURES APPEAR ON NEXT PAGE]

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WITNESS the following signatures and seals.

DOALL COMPANY, INC.,
an Illinois corporation

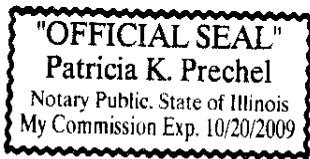
By: 


Name: Timothy P. Moran
Title: Secretary

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Timothy P. Moran, the Secretary of DOALL COMPANY, INC., an Illinois corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporations, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 19 day of Sept., 2006.




NOTARY PUBLIC

(SEAL)

Forward Tax Bills to:

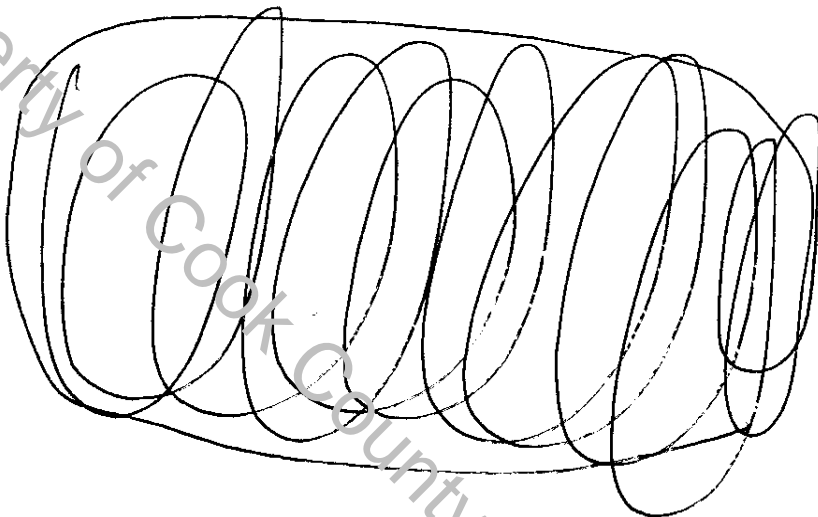
Mr. Jay Dulla
Remington Homes, Inc.
400 River Road
Elgin, Illinois 60123

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EXHIBIT A

See Attached

Property of Cook County Clerk's Office



UNOFFICIAL COPY **DoALL**

SCHEDULE A
 ALTA Commitment
 File No.: 382105

LEGAL DESCRIPTION

Parcel 1: That part of Lot 3 in County Clerk's Division in the North half of Section 17, Township 41 North, Range 12, East of the Third Principal Meridian, lying South of the right of way of the Des Plaines Valley Railway Company and East of a line parallel with and distant 450.00 feet East of the West line of said Lot 3 and West of the centerline of Eisfeldt Avenue in Mechanic's Addition to Des Plaines produced North to the right of way of said Des Plaines Valley Railway Company (except that part thereof which lies North of a line drawn from a point on the West line of the above described tract, a distance of 570.00 feet North of the Southwest corner thereof to a point on the East line of said tract, a distance of 560.00 feet North of the Southeast corner thereof), in Cook County, Illinois.

Parcel 2: That part of Lot 3 in County Clerk's Division in the North half of Section 17, Township 41 North, Range 12, East of the Third Principal Meridian, lying South of the right of way of the Des Plaines Valley Railway Company and East of a line parallel with and 415 feet East of the West line of said Lot 3 and West of a line 450 feet East of and parallel with the West line of said Lot 3, in Cook County, Illinois.

Parcel 3: Parcel 1: That part of Lot 3 in County Clerk's Division in the North half of Section 17, Township 41 North, Range 12, East of the Third Principal Meridian, lying South of the right of way of the Des Plaines Valley Railway Company and East of a line parallel with and distant 450.00 feet East of the West line of said Lot 3 and West of the centerline of Eisfeldt Avenue in Mechanic's Addition to Des Plaines produced North to the right of way of said Des Plaines Valley Railway Company (except that part thereof which lies South of a line drawn from a point on the West line of the above described tract, a distance of 570.00 feet North of the Southwest corner thereof to a point on the East line of said tract, a distance of 560.00 feet North of the Southeast corner thereof), in Cook County, Illinois.

Parcel 4: Lots 1 to 10, both inclusive, and the vacated alley, lying North of and adjoining aforesaid Lots in Block 2 in Mechanic's Addition to Des Plaines, being Alles' Subdivision of the South 15 acres of the West half of the Northeast Quarter of Section 17, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5: That part of the West 415.0 feet of Lot 3 in County Clerk's Division in the Northeast Quarter of Section 17, Township 41 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at a point on the East line of said West 415.0 feet of Lot 3, said point being 90.0 feet North of the Southeast corner of said West 415.0 feet of Lot 3 and running thence North along said East line of the West 415.0 feet of Lot 3, a distance of 472.48 feet; thence Southwesterly along a curved line, convex to the Northwest and having a radius of 278.70 feet, a distance of 31.39 feet, as measured along said curve, the chord of said curve making an angle of 72 degrees 57 minutes 22 seconds from South to West with the East line of the West 415.00 feet of said Lot 3 and having a length of 31.38 feet, at the intersection of said curved line with the East line of the West 385.0 feet of said Lot 3; thence South along said East line of the West 385.0 feet of Lot 3, a distance of 211.28 feet; thence West at right angles to the last described line a distance of 40.50 feet; thence South along a line drawn parallel with the West line of said Lot 3, a distance of 110.50 feet; thence East at right angles to the last described line, a distance of 0.83 feet; thence South along a line drawn parallel with the West line of said Lot 3 a distance of 144.72 feet to a line 90.0 feet North of (as measured along said East line of the West 415.0 feet of Lot 3) and parallel with the South line of said Lot 3; thence East along said last described parallel line 69.74 feet to the place of beginning, in Cook County, Illinois.

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Parcel 6: That part of the West 415.0 feet of Lot 3 in the County Clerks Subdivision in the Northeast Quarter of Section 17, Township 41 North, Range 12, East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of the West 415.0 feet of said Lot 3; thence North along the East line of the West 415.0 feet of said Lot 3 a distance of 562.48 feet to the point of beginning of the parcel of land herein described; thence Southwesterly along a curve convex to the Northwest and having a radius of 278.70 feet (the long chord of which forms an angle of 72 degrees 33 minutes 05 seconds measured from South to West with the East line of the West 415.0 feet of said Lot 3 and has a length of 35.31 feet) a distance of 35.33 feet to a point of compound curve; thence Southwesterly along a curve convex to the Northwest and having a radius of 452.10 feet a distance of 136.37 feet to a point of compound curve; thence Southwesterly along a curve convex to the Northwest and having a radius of 1221.47 feet a distance of 256.24 feet to a point of compound curve; thence Southwesterly along a curve convex to the northwest and having a radius of 372.52 feet a distance of 96 feet more or less to a point 10.0 feet Southeasterly measured radically from the center line of Chicago and Northwestern Railway Company Spur Track I.C.C. Number 116-"A" as said spur track is now located; thence Northeasterly along a line parallel with said spur track center line a distance of 305.0 feet more or less to a point distant 50 feet Southeasterly measured at right angles from the center line between the 2 main tracks of said Railway Company as said main tracks are now located; thence Northeasterly along a line parallel with said last described center line a distance of 230.0 feet more or less to a point on the East line of the West 415.0 feet of said Lot 3; thence Southerly along said East line a distance of 10 feet more or less to the point of beginning, excepting from the aforesaid described premises all that part hereof falling East of a line 385.0 feet East of and parallel with the West line of said Lot 3, in Cook County, Illinois.

Parcel 7: Lot 16 and the vacated alley lying North of and adjoining Lot 16 in Block 2 in Mechanic's Addition to Des Plaines, being Alles' Subdivision of the South 15 acres of the West half of the Northeast Quarter of Section 17, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 8: That part of the West 415.0 feet of Lot 3 in the County Clerks Subdivision in the Northeast Quarter of Section 17, Township 41 North, Range 12, East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of the West 415.0 feet of said Lot 3; thence North along the East line of the West 415.0 feet of said Lot 3 a distance of 562.48 feet; thence Southwesterly along a curved line, convex to the Northwest and having a radius of 278.70 feet, a distance of 31.39 feet, a measured along said curve, (the chord of said curve making an angle of 72 degrees 57 minutes 22 seconds from South to West with the East line of the West 415.0 feet of said Lot 3 and having a length of 31.39 feet), to an intersection of said curved line with the East line of the West 385.0 feet of said Lot 3, said point being the point of beginning; thence South along said East line of the East 385.0 feet of Lot 3, a distance of 211.28 feet; thence West at right angles to the last described line, a distance of 40.50 feet; thence North at right angles to the last described line, along the East line of the West 344.50 feet of said Lot 3, a distance of 193.78 feet to an intersection with a curved line, said curved line being convex to the northwest, having a radius of 452.10 feet; thence Northeasterly along said curved line a distance of 40.20 feet to a point of compound curve; thence Northeasterly along a curve convex to the Northwest and giving a radius of 278.70 feet, a distance of 3.94 feet to the point of beginning, in Cook County, Illinois.

Parcel 9: That part of the West 415 feet of Lot 3 in County Clerk's Subdivision in the Northeast Quarter of Section 17, Township 41 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the point of intersection of the South line of said Lot 3 with the East line of the West 415 feet of said Lot 3, thence West along the South line of said Lot, a distance of 169.96 feet to the point of beginning of the land herein to be described; thence North along a line of right angles to the last described course, a distance of 202.39 feet; thence West along a line at right angles to the last described course, a distance of 10 feet; thence North along a line at right angles to the last described course, a distance of 83.79 feet; thence West along a line at right angles to the last described course, a distance of 48.14 feet; thence North along a line at right angles to the last

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SCHEDULE A
ALTA Commitment
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described course, a distance of 75.52 feet to the center line of a railroad spur track; thence West along a line at right angles to the last described course, a distance of 20.89 feet; thence North along a line at right angles to the last described course, a distance of 31.16 feet; thence Southwesterly on a curved line convex to the Northwest and having a radius of 1218.11 feet an arc distance of 101.34 feet; thence Southwesterly on a curved line convex to the Northwest tangent to the last described curve and having a radius of 373.06 feet, an arc distance of 168.59 feet to a point on a line 175 feet North of (measured at right angles to) and parallel with the South line of said Lot 3 and 5.50 feet East from its intersection with the West line of said Lot 3; thence East along said parallel line, a distance of 141.86 feet; thence South along a line at right angles to the last described course, a distance of 175 feet to the South line of said Lot 3; thence East along the South line of said Lot 3 a distance of 90 feet to the point of beginning.


Parcel 10: The North 18.35 feet, as measured on the East and West lines thereof, of that Parcel of land described as being, that part of the West 415 feet of Lot 3 in County Clerk's Subdivision in the Northeast Quarter of Section 17; Township 41 North, Range 12 East of the Third Principal Meridian beginning at the Southeast corner of said West 415 feet of said Lot 3, thence West along the South line of said Lot 3 to a point thereon (formed by the intersection of the extension of the East line of Lot 16 in Block 2 in Mechanic's Addition to Des Plaines Subdivision of the South 15 acres of the West half of the Northeast Quarter of Section 17, Township 41 North, Range 12 East of the Third Principal Meridian) thence Northerly along an extension of said East line of Lot 16 a distance of 90 feet and thence Easterly parallel to the South line of said Lot 3 to the East line of said West 415 feet of Lot 3 and thence South along said East line of said West 415 feet of Lot 3 to the point of beginning, in Cook County, Illinois

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- ~~09-17-210-034~~
- ~~09-17-210-035~~
- ~~09-17-210-036~~
- ~~09-17-210-037~~

REAL ESTATE TRANSFER TAX \$ 2.00 PER \$ 1,000.00
 NO. 49001
 754 LAUREL
 CITY OF DES PLAINES

STATE TAX
 STATE OF ILLINOIS

 SEP. 20. 06
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
05100.00
0000004954
FP 103037

COUNTY TAX
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 SEP. 20. 06
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
02550.00
0000010497
FP 103042