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Doc#: 0704741091 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/16/2007 12:40 PM Pg: 1 of 10

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 8th day of Feb, 2007, between WHITEHORSE PROPERTIES, INC., an Illinois corporation, duly authorized to transact business in the State of Illinois, party of the first part and Red Building LLC, an Illinois limited liability company, party of the second part, of 16109 South 108th Avenue, Orland Park, Illinois 60467

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid, and pursuant to authority given by the board of directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit "A" attached hereto and made a part hereof

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances including without limitation and subject to those items set forth on Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

Permanent Index Numbers:

Part of 26-18-200-028-0000 & 26-18-200-027-0000 & 26-18-200-026

Address of Property: 10740 S. Burley Avenue, Chicago, Illinois

[SIGNATURE AND NOTARY PAGE FOLLOWS]


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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



FEB. 15. 07

0000006556
0000000000


REAL ESTATE TRANSFER TAX
0040000
FP 103024

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



FEB. 15. 07


0000004983

REAL ESTATE TRANSFER TAX
0020000
FP 103022

REVENUE STAMP

CITY TAX

CITY OF CHICAGO



FEB. 15. 07

0000004715

REAL ESTATE TRANSFER TAX
0750000
FP 103023

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President as of the day and year first above written.

WHITEHORSE PROPERTIES, INC.,
An Illinois corporation

By: *Alan C. Beemsterboer*
Name: ALAN C. BEEMSTERBOER
Its: AUTHORIZED MEMBER

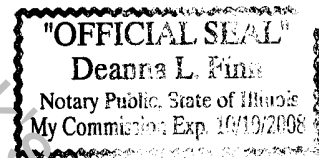
State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Alan Beemsterboer, personally known to me to be the President of WHITEHORSE PROPERTIES, INC., 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/she signed and delivered the said instrument as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of Feb, 2007.

Commission expires 10/10/08 Alanna L. Finn
Notary Public

This instrument was prepared by: Arlene B. Richman, Esq.
Latham & Watkins LLP
233 S. Wacker Drive
Suite 5800
Sears Tower, Chicago, IL 60606



AFTER RECORDING MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Brian D. Kluever, Esq.
Schiff Hardin LLP
233 S. Wacker Drive
Suite 6600
Sears Tower, Chicago, IL 60606

Red Building LLC
16109 South 108th Avenue
Orland Park, Illinois 60467

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EXHIBIT A TO DEED

PARCEL 3A:

A TRACT OF LAND BEING PART OF LOT 3 IN THE SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CALUMET RIVER; TOGETHER WITH THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, LYING WEST OF THE CALUMET RIVER RAILROAD ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 1899 AS DOCUMENT 2866651; PART OF 108TH STREET, 33.00 FEET WIDE, LYING SOUTH OF AND ADJOINING AFORESAID LOT 3 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18 AFORESAID FALLING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE NORTH 00 DEGREE, 14 MINUTES, 58 SECONDS WEST (SAID BEARINGS BASED ON THE BEARING OF THE CALUMET RIVER DOCK LINE BEING NORTH 62 DEGREES, 30 MINUTES, 29 SECONDS EAST AND THE SUBSEQUENT BEARINGS IN THIS DESCRIPTION ARE RELATIVE THERETO), A DISTANCE OF 8.58 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 18; THENCE NORTH 89 DEGREES, 18 MINUTES, 29 SECONDS EAST, A DISTANCE OF 42.18 FEET; THENCE NORTH 71 DEGREES, 03 MINUTES, 08 SECONDS EAST, A DISTANCE OF 44.13 FEET; THENCE SOUTH 27 DEGREES, 36 MINUTES EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 27 DEGREES, 19 MINUTES, 47 SECONDS EAST, A DISTANCE OF 207.37 FEET; THENCE NORTH 72 DEGREES, 15 MINUTES, 12 SECONDS EAST, A DISTANCE OF 197.30 FEET; THENCE NORTH 62 DEGREES, 29 MINUTES, 25 SECONDS EAST, A DISTANCE OF 170.26 FEET; THENCE NORTH 51 DEGREES, 43 MINUTES 50 SECONDS EAST, A DISTANCE OF 299.25 FEET; THENCE NORTH 62 DEGREES, 30 MINUTES, 29 SECONDS EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 27 DEGREES, 29 MINUTES, 31 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 62 DEGREES, 30 MINUTES, 29 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 27 DEGREES, 29 MINUTES, 31 SECONDS WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 38 DEGREES, 54 MINUTES, 35 SECONDS EAST, A DISTANCE OF 54.79 FEET; THENCE NORTH 27 DEGREES, 36 MINUTES, WEST, A DISTANCE OF 66.25 FEET; THENCE SOUTH 62 DEGREES, 24 MINUTES, WEST, A DISTANCE OF 26.00 FEET; THENCE NORTH 27 DEGREES, 36 MINUTES, WEST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 62 DEGREES, 24 MINUTES WEST, A DISTANCE OF 325.71 FEET; THENCE NORTH 27 DEGREES, 36 MINUTES WEST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 62 DEGREES, 24 MINUTES WEST, A DISTANCE OF 406.29 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE NORTH 00 DEGREES, 14 MINUTES, 58 SECONDS WEST (SAID BEARINGS BASED ON THE BEARING OF THE CALUMET RIVER DOCK LINE BEING NORTH 62 DEGREES, 30 MINUTES, 29 SECONDS EAST AND THE SUBSEQUENT BEARINGS IN THIS DESCRIPTION ARE RELATIVE THERETO), A DISTANCE OF 8.58 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 18; THENCE NORTH 89 DEGREES, 13 MINUTES, 29 SECONDS EAST, A DISTANCE OF 42.18 FEET; THENCE NORTH 71 DEGREES, 03 MINUTES, 08 SECONDS EAST, A DISTANCE OF 44.13 FEET; THENCE SOUTH 27 DEGREES, 36 MINUTES EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 27 DEGREES 19 MINUTES 47 SECONDS EAST (DEED) SOUTH 26 DEGREES 48 MINUTES 18 SECONDS EAST (MEASURED) 169.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 01 MINUTES 22 SECONDS EAST (MEASURED) 57.68 FEET; THENCE SOUTH 72 DEGREES 15 MINUTES 12 SECONDS EAST (DEED) SOUTH 72 DEGREES 50 MINUTES 11 SECONDS EAST (MEASURED) 36.99 FEET; THENCE NORTH 27 DEGREES 19 MINUTES 47 SECONDS WEST (DEED) NORTH 26 DEGREES 48 MINUTES 18 SECONDS WEST (MEASURED) 38.49 FEET TO THE POINT OF BEGINNING.

PARCEL 3B:

NONEXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 3A AS CREATED BY DEED RECORDED SEPTEMBER 10, 1997 AS DOCUMENT 97667493 MADE BY SPECIALTY STEEL PRODUCTS, INC. TO CENTERPOINT PROPERTIES CORPORATION OVER THE FOLLOWING DESCRIBED PARCELS OF LAND:

A.) COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE NORTH 0 DEGREES 14 MINUTES 58 SECONDS WEST (SAID BEARINGS BASED ON THE BEARING OF THE CALUMET RIVER DOCK LINE BEING NORTH 62 DEGREES 30 MINUTES 29 SECONDS EAST AND THE SUBSEQUENT BEARINGS IN THIS DESCRIPTION ARE RELATIVE THERETO), A DISTANCE OF 8.58 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 18; THENCE NORTH 89 DEGREES 18 MINUTES 29 SECONDS EAST, 42.18 FEET; THENCE NORTH 71 DEGREES 3 MINUTES 8 SECONDS EAST, 44.13 FEET; THENCE SOUTH 27 DEGREES 36 MINUTES EAST, 15 FEET; THENCE NORTH 62 DEGREES 24 MINUTES EAST, 406.29 FEET; THENCE SOUTH 27 DEGREES 36 MINUTES EAST, 70 FEET; THENCE NORTH 62 DEGREES 24 MINUTES EAST, 325.71 FEET; THENCE SOUTH 27

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DEGREES 36 MINUTES EAST, 28 FEET; THENCE NORTH 62 DEGREES 24 MINUTES EAST, 26 FEET; THENCE SOUTH 27 DEGREES 36 MINUTES EAST, 10.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45 DEGREES 33 MINUTES 18 SECONDS EAST, 521.05 FEET; THENCE NORTH 53 DEGREES WEST, 31.50 FEET; THENCE NORTH 41 DEGREES EAST, 20.05 FEET; THENCE SOUTH 53 DEGREES EAST, 53.34 FEET; THENCE SOUTH 45 DEGREES 33 MINUTES 18 SECONDS WEST, 550.34 FEET; THENCE NORTH 27 DEGREES 36 MINUTES WEST, 20.90 FEET TO THE POINT OF BEGINNING.

ALSO:

B) ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHEASTERLY OF THE CALUMET RIVER, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CALUMET RIVER RAILROAD COMPANY, WITH THE SOUTH LINE OF 106TH STREET AS LAID OUT 40.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 18; THENCE NORTH 89 DEGREES, 58 MINUTES, WEST (MEASURED) ALONG SAID SOUTH LINE OF 106TH STREET, (SAID BEARING BASED ON THE BEARING OF THE CALUMET RIVER DOCK LINE BEING NORTH 62 DEGREES 30 MINUTES, 29 SECOND EAST AND THE SUBSEQUENT BEARINGS IN THIS DESCRIPTION ARE RELATIVE THERETO) 26.90 FEET; THENCE SOUTH 42 DEGREES, 00 MINUTES WEST 164.54 FEET TO A POINT THAT IS 58.00 FEET NORTHWESTERLY OF SAID NORTHWESTERLY RIGHT OF WAY LINE OF RAILROAD; THENCE SOUTH 29 DEGREES 50 MINUTES, 18 SECONDS WEST, PARALLEL WITH SAID RAILROAD, 266.58 FEET; THENCE SOUTH 24 DEGREES WEST, A DISTANCE OF 124.01 FEET; THENCE SOUTH 41 DEGREES WEST, A DISTANCE OF 201.99 FEET TO A POINT ON THE MOST EASTERLY LINE OF PARCEL 1 IN DEED RECORDED JULY 18, 1990 AS DOCUMENT 90343634; THENCE SOUTH 53 DEGREES, EAST 20.05 FEET; THENCE NORTH 41 DEGREES EAST, A DISTANCE OF 203.58 FEET; THENCE NORTH 24 DEGREES, EAST, A DISTANCE OF 125.99 FEET; THENCE NORTH 29 DEGREES 50 MINUTES 18 SECONDS EAST, A DISTANCE OF 263.42 FEET; THENCE NORTH 42 DEGREES EAST, A DISTANCE OF 180.40 FEET TO THE POINT OF BEGINNING.

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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE YEARS 2006 AND 2007 AND SUBSEQUENT YEARS, A LIEN WHICH IS NOT YET DUE AND PAYABLE.
2. MORTGAGE DATED DECEMBER 17, 2004 AND RECORDED JANUARY 6, 2005 AS DOCUMENT 0500602333 MADE BY WHITEHORSE PROPERTIES, INC. TO PULLMAN BANK AND TRUST TO SECURE A NOTE FOR \$600,000.00.
3. ASSIGNMENT OF RENTS RECORDED JANUARY 6, 2005 AS DOCUMENT 0500602334 MADE BY WHITEHORSE PROPERTIES, INC. TO PULLMAN BANK AND TRUST.
4. PLAT RECORDED FEBRUARY 18, 1943 AS DOCUMENT 13032589 AS PREPARED BY THE U. S. ENGINEER'S OFFICE ENTITLED CONTROL SURVEY CALUMET RIVER. SIMILAR PLAT RECORDED FEBRUARY 5, 1957 AS DOCUMENTS 16818156 TO 16818162 INCLUSIVE.
5. RAILROAD RIGHT OF WAY, SWITCH AND SPUR TRACKS, AND RIGHT, TITLE AND INTEREST IN AND TO THOSE PORTIONS OR PARTS OF THE LAND IF ANY, OWNED, USED OR OCCUPIED BY RAILROAD COMPANIES.
6. RIGHTS OF THE UNITED STATES OF AMERICA, THE STATE OF ILLINOIS AND THE CITY OF CHICAGO AND THE SANITARY DISTRICT OF CHICAGO IN AND TO THAT PART OF THE LAND, WHICH BORDERS ON THE NEW CHANNEL OF THE CALUMET RIVER FOR NAVIGATION DOCKING AND OTHER PURPOSES AND IN AND TO SO MUCH OF THE LAND AS IS COVERED BY THE WATERS OF SAID CHANNEL.
7. NONEXCLUSIVE PERPETUAL EASEMENT FOR THE PURPOSE OF USING, MAINTAINING, REPAIRING AND REPLACING EXISTING RAILROAD TRACKS AS RESERVED IN DEED FROM ACME STEEL COMPANY, A DELAWARE CORPORATION TO MICRODOT INC., ITS SUCCESSORS AND ASSIGNS, RECORDED FEBRUARY 25, 1988 AS DOCUMENT 88081403, AS DEPICTED AS EASEMENT V-1 ON A SURVEY THEREOF ATTACHED AS EXHIBIT C TO SAID DOCUMENT AND INCORPORATED BY REFERENCE THEREIN AND NONEXCLUSIVE PERPETUAL EASEMENT OVER A PART OF THE LAND FOR THE PURPOSE OF USING, MAINTAINING, REPAIRING AND REPLACING EXISTING UTILITIES, AS DEPICTED AS EASEMENT V-2 ON A SURVEY ATTACHED THEREO AS EXHIBIT 'C'.
8. EXCLUSIVE PERPETUAL EASEMENT IN FAVOR OF ACME STEEL COMPANY, A CORPORATION OF DELAWARE, AS CREATED BY RESERVATION IN SPECIAL WARRANTY DEED FROM ACME STEEL COMPANY, A

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CORPORATION OF DELAWARE, TO MICRODOT, INC., A CORPORATION OF DELAWARE RECORDED FEBRUARY 25, 1988 AS DOCUMENT 88081403 ON, ALONG, OVER AND ACROSS A PARCEL OF LAND (5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED PNEUMATIC LINE) FOR THE PURPOSE OF USING, MAINTAINING, REPAIRING AND REPLACING AN EXISTING PNEUMATIC LINE, WHICH RUNS ON, ALONG AND UNDER AN EXISTING FENCE LOCATED ON OR WITHIN TWO (2) FEET OF THE WEST, SOUTHWEST, SOUTH AND SOUTHEAST BOUNDARY OF THE LAND CONVEYED IN SAID DEED.

9. ENCROACHMENT OF BUILDING LOCATED MAINLY ON THE LAND OVER A 6-INCH WATER MAIN AS DISCLOSED BY SURVEY BY AREA SURVEY COMPANY, NUMBER 6140, DATED SEPTEMBER 11, 2006 AND REVISED OCTOBER 9, 2006.
10. ENCROACHMENT OF THE TALL 1-STORY BUILDING LOCATED MAINLY ON THE LAND ONTO THE EASEMENTS SHOWN HEREIN AT EXCEPTION REFERENCE LETTER(S) Q AS SHOWN ON PLAT OF SURVEY BY AREA SURVEY COMPANY, NUMBER 6140, DATED SEPTEMBER 11, 2006 AND REVISED OCTOBER 9, 2006.
11. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS TO MAINTAIN MANHOLES, WATER MAINS, ELECTRICAL EQUIPMENT AND FIRE HYDRANTS AS SHOWN ON AFORESAID SURVEY.
12. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS THE EASEMENT PARCELS CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENTS. (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Alan C. Beemsterboer, being duly sworn on oath, states that he is the President of Whitehorse Properties, Inc., an Illinois corporation, with a business address of 16807 South Park, South Holland, Illinois 60473. That the attached Deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantor owns no adjoining property to the premises described in the attached deed.

- OR -

The conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- ④ 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder to accept the attached deed for recording.

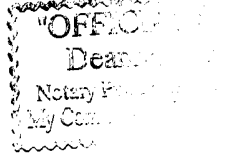
Further the affiant sayeth naught.

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WHITEHORSE PROPERTIES, INC.,
an Illinois corporation

By: *Alan C. Beemsterboer*
Name: ALAN C. B. BEEMSTERBOER
Title: President

Subscribed and sworn to
before me this ____ day
of _____, 2007.
Alanna Finn
Notary Public



Commission expires: 10/10/08

Property of Cook County Clerk's Office

P3A & 3B (Whitehorse to Red)