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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13th day of April, 2007, **BELMONT PARTNERS**, an Illinois general partnership, 450 Skokie Boulevard, Suite 604, Northbrook, Illinois 60062, and **CRP- 2 HOLDINGS DD, LLC**, a Delaware limited liability company, party of the second party, WITNESSETH, that the party of the first part,



Doc#: 0710718035 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/17/2007 11:41 AM Pg: 1 of 6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

for the sum of TEN AND NO/100ths DOLLARS (\$10.00) and other good and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the partners of said general partnership, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to its successors and assigns, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see legal description set forth on 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 equity, of, in and to the below described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said real estate with the appurtenances, for the uses and purposes herein set forth, unto the party of the second part, its successors and assigns forever.

And the said party of the first part hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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 successors 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 it **WILL WARRANT AND DEFEND** the said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, subject to: the matters set forth on Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Tax Index Numbers: 08-34-102-015-0000

Address(es) of Real Estate: 701 Lunt Avenue, Elk Grove Village, Illinois

[signature page follows]

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by one of its members, the day and year first above written.

BELMONT PARTNERS, an Illinois general partnership

By: 

Name: Del T. Barnett

Title: A General Partner

This instrument was prepared by:

Michael D. Rothstein, Esq., Schwartz Cooper Chartered
180 N. LaSalle Street, Suite 2700, Chicago, Illinois 60601

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Joel I. Barnett, personally known to be one of the general partners of Belmont Partners (the "Partnership"), an Illinois general partnership, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such partner, appeared before me this day in person and signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act and deed of the Partnership for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 11th day of April, 2007.

Sandra L. Moretti
Notary Public
"OFFICIAL SEAL"
SANDRA L. MORETTI
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 05/12/2010

MAIL TO:

Goulston & Storrs
400 Atlantic Avenue
Boston, MA 02100
Attn: Eric Freeman, Esq.

SEND SUBSEQUENT TAX BILLS TO:

Colliers Bennett & Kahnweiler, Inc.
6250 North River Road, #11-100
Rosemont, Illinois 60018
Attn: Colony Property Manager

VILLAGE OF ELK GROVE VILLAGE
REAL ESTATE TRANSFER TAX
4-11-07
25090 \$12,930
PFF/E

STATE OF ILLINOIS
STATE TAX
APR. 17. 07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000010131
REAL ESTATE TRANSFER TAX
0431000
FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
APR. 17. 07
REVENUE STAMP

000022436
REAL ESTATE TRANSFER TAX
0215500
FP 103042

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Exhibit A to Special Warranty Deed

Legal Description of Land

All those certain parcels of land, and improvements thereon, lying and being situate in the County of Cook, State Illinois, being more particularly described as follows:

LOT ONE HUNDRED TWENTY-EIGHT (128) (EXCEPT THE EAST SIX AND FORTY-THREE ONE-HUNDREDTHS (6.43) FEET THEREOF) IN CENTEX INDUSTRIAL PARK UNIT 94, BEING A SUBDIVISION IN SECTION THIRTY-FOUR (34), TOWNSHIP FORTY-ONE (41) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

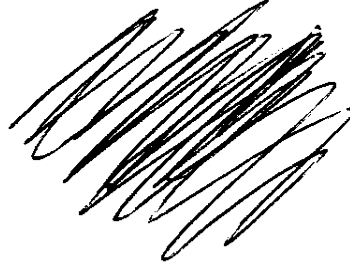
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Exhibit B to Special Warranty Deed

1. Real Estate Taxes for the final installment of the year 2006 and subsequent years.
2. Building line as shown on the Plat of Centex Industrial Park Unit 94, recorded October 8, 1968 as document 20638469, as follows:
25 feet along the North line of the land.
3. Easement for public utilities, sewer, water and drainage, together with the provisions contained therein, as shown on the Plat of Centex Industrial Park Unit 94, recorded October 8, 1968 as document 20638469, as follows:
25 feet along the North line of the land.
4. Easement for public utilities and drainage together with the provisions contained therein, as shown on the Plat of Centex Industrial Park Unit 94, recorded October 8, 1968 as document 20638469, as follows:
15 feet along the Southern line of the land.
5. Easement in favor of Northern Illinois Gas Company, together with the provisions contained therein, as shown on the Plat of Centex Industrial Park Unit 94, recorded October 8, 1968 as document 20638469, as follows:
15 feet along the South line and 25 feet along the North line of the land.
6. Easement in favor of Illinois Bell Telephone Company and Commonwealth Edison Company, together with the provisions contained therein, as shown on the Plat of Centex Industrial Park Unit 94, recorded October 8, 1968 as document 20638469, as follows:
15 feet along the South line and 25 feet along the North line of the land.
7. Easements for public utilities over, across, under and through the designated set back areas as contained in Deed from Chicago Title and Trust Company, as Trustee under Trust No. 44344 to Crow-Glaze #3 recorded December 6, 1968 as document 20696392.
8. Matters shown on a survey prepared by Zarko Sekerez & Associates dated March 15, 2007, Job No. 8148.
9. Industry Track Contract Articles of Agreement dated as of December 19, 1996 by and among Union Pacific Railroad Company and Canadian Pacific Railway and Belmont Partners.

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10. Unrecorded Industrial Building Lease dated June 13, 1997 by and between Belmont Partners, as lessor, and Superior Exhibits by Design, Inc., as lessee, as amended from time to time.



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