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Doc#: 0711335285 Fee: \$58.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/23/2007 01:36 PM Pg: 1 of 5

0377351 | 27026595  
THIS DOCUMENT PREPARED BY:  
Kate L. McCracken  
Hoscheit, McGuirk, McCracken & Cuscaden, P.C.  
1001 E. Main Street, Suite G  
St. Charles, IL 60174  
(630) 513-8700 Fax (630) 513-8799

AFTER RECORDING RETURN TO:  
Granite Xperts, Inc.  
1400 Nicholas Boulevard  
Elk Grove Village, IL 60007

SEND FUTURE TAX BILLS TO:  
Granite Xperts, Inc.  
1400 Nicholas Boulevard  
Elk Grove Village, IL 60007

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and executed this 12<sup>th</sup> day of April, 2007 by **Mario Rizzi, Grantor, and Granite Xperts, Inc.,** an Illinois corporation, **Grantee,** WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and good and other valuable consideration in hand paid by **Grantee,** the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to his heirs and assigns, FOREVER, all of the following described real estate (the "Real Estate") situated in the County of Kane, State of Illinois.

**Permanent Real Estate Index Numbers:** 08-35-107-047-000

**Address of Real Estate:** 1400 Nicholas Blvd., Elk Grove Village, IL

**Legal Description:** THAT PART OF LOT 29, LYING EAST OF A STRAIGHT LINE RUNNING THROUGH A POINT 214.0 FEET (AS MEASURED AT RIGHT ANGLES TO AND DRAWN FROM THE MIDPOINT OF THE EAST LINE OF SAID LOT) WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT AND SAID EAST LINE EXTENDED SOUTH TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID LOT EXTENDED EAST, IN CENTEX INDUSTRIAL PARK UNIT 5, BEING A SUBDIVISION OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining and all right, title and interest of the Grantor, either in law or equity,

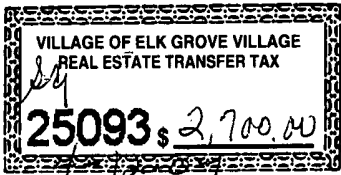
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of, in and to the below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said real estate as described above, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the said Grantor 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 the sale on execution or otherwise.

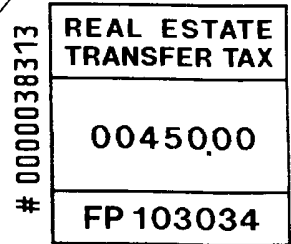
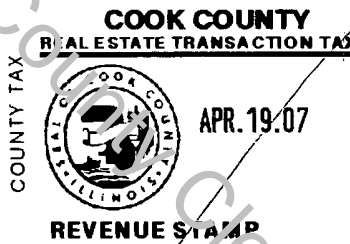
And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to the items set forth on Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused it name to be signed to these presents the day and year first above written.



By: [Signature]

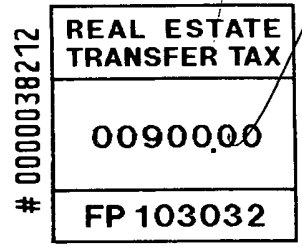
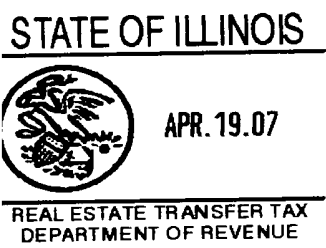
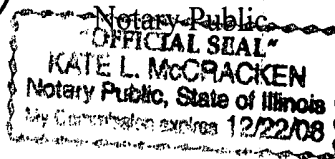
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Kane )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mario Rizzo, 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 signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 13<sup>th</sup> day of April, 2007.

[Signature: Kate L. McCracken]



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## Exhibit A Permitted Exceptions

1. Taxes for the years 2005 and thereafter.
2. Rights or claims of parties in possession not shown by public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
4. Easements, or claims of easements, not shown by public records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records, and taxes for the years 2005 and thereafter.
7. ~~We should be furnished a properly executed ALTA statement.~~
8. Note for information: The coverage afforded by this commitment and any policy issued pursuant hereto shall not commence prior to the date on which all charges properly billed by the company have been fully paid.
9. Building Lines as shown on plat of Centex Industrial Park Unit No. 5 aforesaid recorded September 28, 1960 as document 17976174 and filed as LR 1944839, over the following land: 25.00 feet back from the south and east lines of the land.
10. Easement over and upon the north 10.00 feet of lot 29 aforesaid for public utilities and drainage as shown on plat of Centex Industrial Park Unit no. 5 aforesaid recorded September 28, 1960 as document j17976174 and filed as LR1944839.
11. Easement over the south 25.00 feet and the east 25.00 feet of lot 29 for public utilities, sewer, water and drainage as shown on plat of Centex Industrial Park Unit no. 5 aforesaid recorded September 28, 1960 as document 17976174 and filed as LR1944839.
12. Easement over the north 10.00 feet; the south 25.00 feet; and the east 25.00 feet of lot 29 for the purpose of installing and maintaining all equipment necessary for the purpose of serving the subdivision and other property with telephone and electric service, together with right to overhang aerial service wires over any part of the land, and also with right of access thereto, as granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns, and as shown on the plat of subdivision recorded September 29, 1960 as document 17976174 and filed as LR1944839.

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13. Right of utility company to maintain its overhead wires located on the property by an undisclosed amount as disclosed on survey number 993253, dated as revised December 28, 1999 and recertified June 17, 2003 prepared by Gremley & Biedermann, Inc.
14. Rights or claims of any one claiming by or through <sup>or against</sup> Grantee, its shareholders, officers, directors, predecessors, agents, representatives, successors or assigns.

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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1410 008377351 HL  
STREET ADDRESS: 1400 NICHOLAS BLVD  
CITY: ELK GROVE VILLAGE COUNTY: COOK  
TAX NUMBER: 08-35-102-047-0000

### LEGAL DESCRIPTION:

THAT PART OF LOT 29, LYING EAST OF A STRAIGHT LINE RUNNING THROUGH A POINT 214.0 FEET (AS MEASURED AT RIGHT ANGLES TO AND DRAWN FROM THE MIDPOINT OF THE EAST LINE OF SAID LOT), WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT AND SAID EAST LINE EXTENDED SOUTH TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID LOT EXTENDED EAST, IN CENTEX INDUSTRIAL PARK UNIT 5, BEING A SUBDIVISION OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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