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SPECIAL WARRANTY DEED

Doc#: 0715509072 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/04/2007 11:48 AM Pg: 1 of 5

THE GRANTOR, 1501 TONNE, LLC, an Illinois limited liability company ("Grantor"), for and in consideration of (\$10.00) TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, and pursuant to the authority of the undersigned,

does **REMISE, RELEASE, ALIEN and CONVEY** unto **NORTHSTAR TRUST COMPANY AS TRUSTEE UNDER A TRUST AGREEMENT DATED 5/29/07 AND KNOWN AS TRUST NO. 07-10840** ("Grantee"), of 500 W. Madison Street, Suite 3150 Chicago, IL 60661.

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Above Space for Recorder's Use Only

See Exhibit A attached hereto and made a part hereof for legal description,

Subject to those exceptions set forth on Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Number(s): 08-34-101-041-0050
Address(es) of Real Estate: 1501 Tonne, Elk Grove Village, Illinois

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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments, appurtenances and rights: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to: See Exhibit B attached hereto and made a part hereof.

5LC

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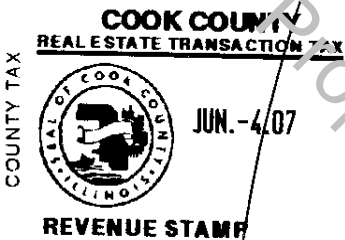
IN WITNESS WHEREOF, Grantor has executed the foregoing instrument as of the _____ day of _____, 2007.

1501 TONNE, LLC, an Illinois limited liability company

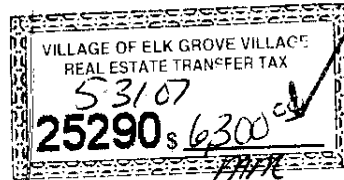
By: Tonne-Arnold Equity, LLC, an Illinois limited liability company, its sole member

By: MEA Investment Management, LLC, an Illinois limited liability company, its manager

By: [Signature]
Name: Barry Missner, Manager
Title: A Manager



REAL ESTATE TRANSFER TAX	
# 0000025292	0105000
FP 103042	



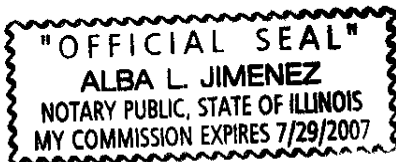
STATE OF IL)
) SS.
COUNTY OF Cook)

I, Alba L. Jimenez, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Barry Missner, a Manager of MEA Investment Management, LLC, an Illinois limited liability company, manager of Tonne-Arnold Equity, LLC, an Illinois limited liability company, sole member of 1501 Tonne, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 30th day of May, 2007.

[Signature]
NOTARY PUBLIC

(SEAL)



STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	JUN.-4.07	0210000
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000012986	FP 103037

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This instrument was prepared by: Barack Ferrazzano Kirschbaum Nagelberg LLP
200 West Madison Street
Suite 3900
Chicago, Illinois 60606

After Recording, Please Return To:	Send Subsequent Tax Bills To:
NORTHSTAR TRUST COMPANY AS TRUSTEE UNDER A TRUST AGREEMENT DATED 5/29/07 AND KNOWN AS TRUST NO. 07-10840 500 W. Madison Street, Suite 3150 Chicago, IL 60661	NORTHSTAR TRUST COMPANY AS TRUSTEE UNDER A TRUST AGREEMENT DATED 5/29/07 AND KNOWN AS TRUST NO. 07-10840 500 W. Madison Street, Suite 3150 Chicago, IL 60661

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EXHIBIT A

LAND

LOT 329 IN CENTEX INDUSTRIAL PARK UNIT 202, BEING A SUBDIVISION IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART DEDICATED FOR STREETS), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real Estate Taxes for the years 2006, 2007 and subsequent years.
2. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company of pole lines, conduits and maintenance purposes granted by the plat of subdivision recorded July 12, 1976 as document 23555399, and the terms and condition thereof.
3. Easement in favor of Northern Illinois Gas for the installation, maintenance, repair, relocation, removal and renewal of gas mains granted by the plat of subdivision recorded July 12, 1976 as document 23555399, and the terms and condition thereof.
4. Easement for public utilities and drainage as shown on the plat of subdivision recorded July 12, 1976 as document 23555399.
5. Easements for underground public utilities, sewer, water and drainage as shown on the plat of subdivision recorded July 12, 1976 as document 23555399.
6. 25 foot building line as shown on plat of Centex Industrial Park Unit 202 Subdivision recorded July 12, 1976 as document 23555399.
7. Matters disclosed by that certain survey dated October 14, 2005, revised December 8, 2005, made by Bock & Clark's National Surveyors Network, Network Project No. 20051113-1, and that certain survey dated March 23, 2007, revised April 2, 2007, made by Sarko Engineering Inc, Job Number 40710.
8. A Resolution authorizing the Village President and Village Clerk to execute an Easement Agreement between Noran Company and the Village of Elk Grove Village recorded October 12, 2000 as document 00796535.