



07172111540

Doc#: 0717211154 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/21/2007 02:12 PM Pg: 1 of 4

This instrument was prepared by:

Arnold Weinberg
Much Shelist Freed Denenberg Ament &
Rubenstein, P.C.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

WR File No. 2704522.0351

Recorder's Box

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 7th day of June, 2007, between **FAIRWAY BUILDING LIMITED PARTNERSHIP**, an Illinois limited partnership, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **MONTESANO CAPITAL MANAGEMENT HOLDINGS, LLC - 8707 SKOKIE, SERIES XXXI**, an Illinois limited liability company, 330 East Main Street, 3rd Floor, Barrington, Illinois 60010, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the General Partners of said limited 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 known and described as follows, to wit:

See Exhibit A attached hereto and by this reference made a part hereof.

Together with all and singular the hereditaments and appurtenances thereto 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 above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors 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 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 Exhibit B attached hereto and by this reference made a part hereof.

Box 400-CTCC

4/8

UNOFFICIAL COPY

Permanent Real Estate Index Number(s): 10-22-100-013-0000
 10-22-100-014-0000
 10-22-100-015-0000
 10-22-100-040-0000

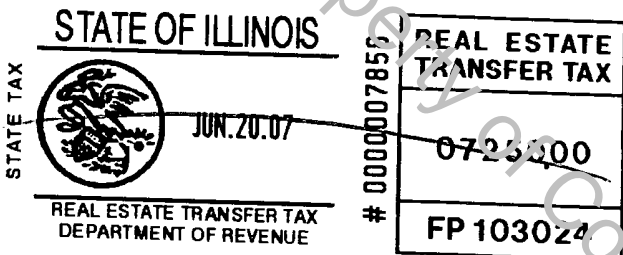
Address of Real Estate: 8707 Skokie Boulevard, Skokie, Illinois 60077

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its General Partners.

FAIRWAY BUILDING LIMITED PARTNERSHIP,
 an Illinois limited partnership

By: *Gerald Lee Nudo*
 Gerald Lee Nudo
 Its General Partner

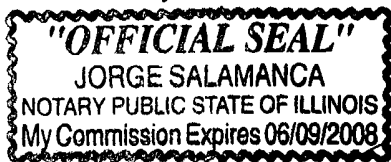
By: *Laurence H. Weiner*
 Laurence H. Weiner
 Its General Partner



STATE OF ILLINOIS)
)
 COUNTY OF)

I, *Jorge Salamanca*, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GERALD LEE NUDO and LAURENCE H. WEINER, as General Partners of **FAIRWAY BUILDING LIMITED PARTNERSHIP**, an Illinois limited partnership, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such General Partners of said company, 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 limited partnership, for the uses and purposes therein set forth.

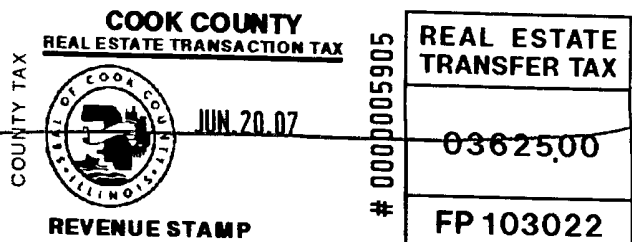
GIVEN under my hand and notarial seal this 7 day of June, 2007.



[Signature]
 Notary Public

Send Subsequent Tax Bills and
 After Recording Return to:

Montesano Capital Management, Inc.
 330 East Main Street, 3rd Floor
 Barrington, Illinois 60010



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 17 TO 19, IN EVANSTON GOLF CLUB'S WEST BORDER LOT SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1924 AS DOCUMENT 8503410 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 9 IN THE SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 20 IN EVANSTON GOLF CLUB'S WEST BORDER LOT SUBDIVISION; AND RUNNING THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 20, EXTENDED EAST, A DISTANCE OF 200 FEET, TO THE EXTENSION OF THE EAST LINE OF LOT 24; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 24, EXTENDED SOUTH, A DISTANCE OF 70 FEET, TO A POINT ON THE SAID LINE, 295 FEET SOUTH OF THE SOUTHEAST CORNER OF SAID LOT 24; THENCE SOUTHWESTERLY 308.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17, AS AFORESAID; THENCE NORTH 300 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 8707 Skokie Boulevard, Skokie, Illinois 60077

Permanent Index No.: 10-22-100-013-0000
10-22-100-014-0000
10-22-100-015-0000
10-22-100-040-0000

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 98
Paid: \$21750.00
Chicago Office 6/19/2007

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EXHIBIT B **PERMITTED EXCEPTIONS**

- A. Second installment of 2006 real estate taxes and subsequent years not yet due and payable.
- B. Private, public and utility easements of record.
- C. Covenants, conditions and restrictions of record.
- D. Applicable zoning and building laws, building lines and restrictions and ordinances.
- E. Liens and encumbrances caused by the acts of Purchaser.
- F. The existing leases at the Property
- G. Encroachments as reflected in Seller's existing survey.