



Doc#: 0717302189 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 06/22/2007 01:14 PM Pg: 1 of 4

8383403 D2 D6 1 of 1

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made this 19 day of June, 2007 between **Estes SRG, LLC**, an Illinois limited liability company, of Chicago, Illinois ("Grantor") and **J. David Pepper, Todd H. Harris, Jeffrey Isaacson, Richard A. Baggio, Bruce A. Nelson, Albert L. Leitschuh, Keith Jutkins, James A. Sikich, William Gerrish and Martin Unauf**, not personally, but as Trustees of that certain trust known as the **Chicago Regional Council of Carpenters Apprentice and Training Program**, as such may be amended from time to time ("Grantee"), of 1256 Estes Avenue, Elk Grove Village, Illinois 60007. For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

See attached Exhibit A for legal description.


PIN: 08-34-100-014


**Box 400-CTCC**

Address of Real Estate: 1099 Estes Avenue, 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 the Grantor, 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 Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the 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, WILL WARRANT AND DEFEND, subject to those exceptions set forth on attached Exhibit B.

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	JUN.21.07	0422500
	# 0000007864	FP 103024

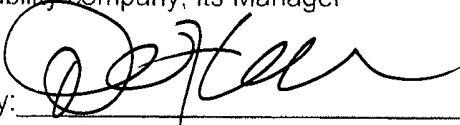
COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	JUN.21.07	0211250
	# 0000005911	FP 103022

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

Estes SRG, LLC, an Illinois limited liability company

By: DEC Management, LLC, an Illinois limited liability company, its Manager

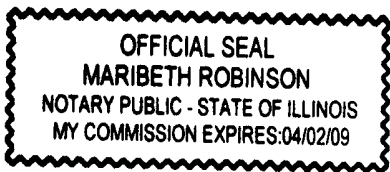
By:   
Member


STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that David Friedman Member of DEC Management, LLC, an Illinois limited liability company, the Manager of Estes SRG, LLC, an Illinois limited liability company, 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 signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said companies, for the uses and purposes set forth.

Given under my hand and notarial seal this 19 day of June, 2007.

SEAL



  
Notary Public

This document was prepared by:

Scott L. David, Esq.  
Much Shelist et al.  
191 North Wacker Drive, Suite 1800  
Chicago, Illinois 60606

After recording mail to:

Donald J. Manikas, Esq.  
Lord, Bissell & Brook, LLP  
111 South Wacker Drive  
Chicago, Illinois 60606

Send subsequent tax bills to:

The Chicago Regional Council of Carpenters Apprentice  
and Training Program  
1099 Estes Avenue  
Elk Grove Village, Illinois 60007

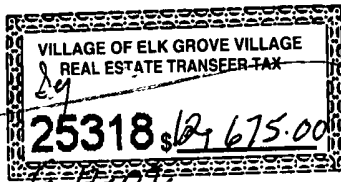
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## EXHIBIT A

LOT 108 IN CENTEX INDUSTRIAL PARK UNIT 77, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 108; THENCE ON AN ASSUMED BEARING OF NORTH 01 DEGREE, 21 MINUTES, 53 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 108, A DISTANCE OF 277.17 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY, A DISTANCE OF 42.08 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 51.42 FEET, THE CHORD OF SAID CURVE BEARS NORTH 48 DEGREES, 28 MINUTES, 34 SECONDS WEST, A DISTANCE OF 40.91 FEET TO THE NORTH LINE OF SAID LOT 108; THENCE NORTH 88 DEGREES, 38 MINUTES 10 SECONDS, EAST ALONG THE NORTH LINE OF SAID LOT 108, A DISTANCE OF 9.99 FEET TO THE NORTHEASTERLY LINE OF LOT 108; THENCE SOUTHEASTERLY, A DISTANCE OF 31.42 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 108 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 46 DEGREES, 21 MINUTES, 52 SECONDS EAST, A DISTANCE OF 28.28 FEET TO THE EAST LINE OF LOT 108; THENCE SOUTH 01 DEGREE, 21 MINUTES, 53 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 108, A DISTANCE OF 7.84 FEET TO POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



Cook County Clerk's Office

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## EXHIBIT B

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. TAXES FOR THE YEAR 2006 2<sup>ND</sup> INSTALLMENT AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
2. EASEMENT OVER THE SOUTH 15 FEET OF LOT 108 FOR PUBLIC UTILITIES AND DRAINAGE AS SHOWN ON PLAT OF CENTEX INDUSTRIAL PARK UNIT NO. 77 ACCORDING TO THE PLAT THEREOF RECORDED MARCH 25, 1968 AS DOCUMENT 20439802.
3. EASEMENT OVER THE NORTH 25 FEET AND THE EAST 25 FEET OF LOT 108 FOR PUBLIC UTILITIES, SEWER, WATER AND DRAINAGE AS SHOWN ON PLAT OF CENTEX INDUSTRIAL PARK UNIT NO. 77 ACCORDING TO THE PLAT THEREOF RECORDED MARCH 25, 1968 AS DOCUMENT 20439802.
4. BUILDING LINE 25 FEET BACK FROM THE NORTH LINE AND EAST LINE OF LOT 108 AS SHOWN ON PLAT OF CENTEX INDUSTRIAL PARK UNIT NO. 77 ACCORDING TO THE PLAT THEREOF RECORDED MARCH 25, 1968 AS DOCUMENT 20439802.
5. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO SO MUCH OF LAND, IF ANY, DEDICATED FOR PUBLIC STREET BY INSTRUMENT DATED APRIL 9, 1968 AND RECORDED APRIL 25, 1968 AS DOCUMENT 20470422.
6. POSSIBLE RIGHTS OF OTHER PARTIES TO REMOVE RAILROAD TRACKS AS SHOWN ON PLAT OF SURVEY NUMBER 2004-00371-001 PREPARED BY GREMLEY AND BIEDERMANN, INC. DATED FEBRUARY 11, 2004 AND LAST REVISED MAY 14, 2007.
7. THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL ESTATE PROPERTY APPEARS OF RECORD:  
  
DOCUMENT NUMBER: 92356604, DATE OF RECORDING: MAY 21, 1992.
8. EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY NORTHERN ILLINOIS GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 20439802, AFFECTING THE SOUTH 15 FEET, NORTH 25 FEET AND EAST 25 FEET OF THE LAND.