



Doc#: 0724942216 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/06/2007 02:33 PM Pg: 1 of 4

GENERAL WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT T.G.E. Holdings, L.L.C., an Illinois limited liability company, with an address of 300 W. Armory Drive, South Holland, Illinois 60473 ("Grantee"), for and in consideration of ten and no/100 (\$10.00) dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged do hereby grant, convey and warrant, subject to the Permitted Encumbrances set forth in Exhibit B, which is attached hereto and made a part hereof, unto Spirit Master Funding IV, LLC, a Delaware limited liability company, with an address of 14631 N. Scottsdale Road, Suite 200, Scottsdale, Arizona 85254-2711 ("Grantor"), all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

See Exhibit "A" attached hereto

P.I.N.: 07-32-107-016-0000

Address of Real Estate: 1850 W. Irving Park Road, Schaumburg, Illinois 60193

TO HAVE AND TO HOLD the herein described property, together with the appurtenances, estate, title and interests thereto belonging, or in anywise appertaining unto the said Grantee, its heirs, successor and assigns forever. Grantors do hereby covenant with grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

IN WITNESS WHEREOF, said Grantor has subscribed its name hereto, in the City of Chicago, State of Illinois, this 16th day of August, 2007.

8-29-07
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
12054 \$4,690.⁰⁰

T.G.E. Holdings, L.L.C, an Illinois limited liability company

By: [Signature]
N. Barry Poll, Its Manager

received

STATE TAX
STATE OF ILLINOIS
SEP.-6.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000018846
REAL ESTATE TRANSFER TAX
0468950
FP 103037

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
SEP.-6.07
REVENUE STAMP

0000031127
REAL ESTATE TRANSFER TAX
0234475
FP 103042

OK

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EXHIBIT A LEGAL DESCRIPTION

Lot 1 in Owner's Resubdivision of the Easterly 52.62 feet of Lot 5, the Southeasterly 381.45 feet of Lot 8 as measured along Irving Park Road, and all of Lots 2, 3, 4 and 9 in Weathersfield Industrial Park Subdivision, being a Subdivision in the Northwest $\frac{1}{4}$ of Section 32, Township 41 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded September 22, 1986 as document number 86428603.

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. The lien of any real estate taxes, water and sewer charges, not yet due and payable;
2. Those recorded easements, restrictions, liens and encumbrances set forth as exceptions in the Title Commitments and in the Title Policies to be issued by the Stewart Title Company to Purchaser and approved by Purchaser in its sole discretion in connection with the Purchase and Sale Agreement; and
3. The Lease Agreement.

Property of Cook County Clerk's Office

