UNOFFICIAL CORX

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 (e) 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 cor.pany, with an address of 14631 N. Scottsdale Fload 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, Sizte of Illinois, this / day of <u>(Manust</u>, 2007.

received

\$-29-01 VILLAGE OF SCHAUMBURG REAL ESTATE TRANSFER TAX

\$4,690.00 12054

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

STATE OF ILLINOIS

STATE TA

SEP.-6.07

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX 0468950 FP 103037

COOK COUNTY STATE TRANSACTION TAX COUNTY TAX

SEP.-6.07

REVENUE STAMP

REAL ESTATE TRANSFER TAX 0234475 FP 103042

0724942216D Page: 2 of 4

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STATE OF ILLINOIS)	
)	SS
COUNTY OF COOK)	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that N. Barry Poll, Manager of T.G.E. Holdings, L.L.C., personally known to me to be the person whose name is subscribed to the foregoing instrument as such Manager appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said Limited Liability Company for the uses and purposes therein set forth.

AFTER RECORDING MAIL TO:

Kutak Rock, LLP Kelly Reynoldson, Esq. 1801 California Street, Suite 3100 Denver, CO 80202

DOCUMENT PREPARED BY:

Frank W. Jaffe Jaffe & Berlin, L.L.C. 111 W. Washington, Suite 1401 Chicago, IL 60602

NOTARY PUBLIC

Official Seal
Mary F McDonald
Notary Priblic State of Illinois
My Commission Expires 03/02/08

SEND SUBSEQUENT TAX BILLS TO:

Universal Pool Co., Inc. 300 W. Armory Drive South Holland, IL 60473

WITH A COPY TO:

Spirit Master Funding IV, LLC 14631 N. Scottsdale Rd. Suite 200 Scottsdale, AZ 85254

0724942216D Page: 3 of 4

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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 ¼ 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 Clark's Office

0724942216D Page: 4 of 4

PERMITTED ENCUMBRANCES

- The lien of any real estate taxes, water and sewer charges, not yet due and payable; 1.
- Those recorded easements, restrictions, liens and encumbrances set forth as exceptions in the 2. 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.

