

# UNOFFICIAL COPY



Doc#: 0724942219 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/08/2007 02:36 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.: 29-21-200-038-0000

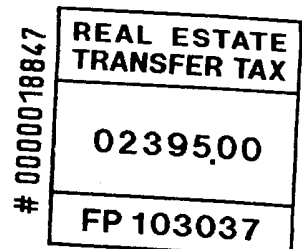
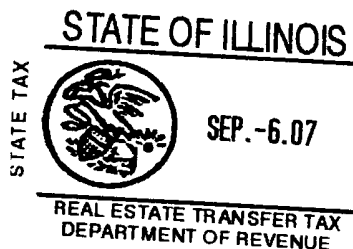
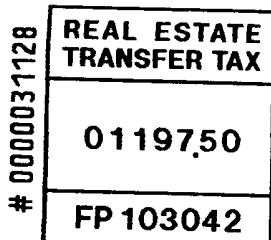
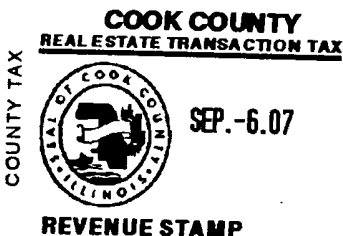
Address of Real Estate: 2 West 166<sup>th</sup> Street, South Holland, Illinois 60473

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 31<sup>st</sup> day of August, 2007.

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

By:   
N. Barry Polk, Its Manager



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STATE OF ILLINOIS     )  
   )  
 COUNTY OF COOK        )     SS.

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.

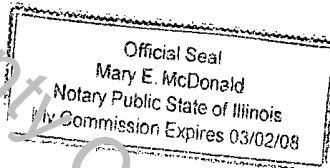
GIVEN UNDER my hand and Notarial Seal this 31st day of August, 2007.

*Mary E. McDonald*

NOTARY PUBLIC

**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

**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

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## EXHIBIT A LEGAL DESCRIPTION

Lot 3 in Albert L. Busz's Subdivision (hereinafter described) (Excepting from said Lot the right of way of the Chicago Grand Trunk Railway Company and that part deeded to the Grand Trunk Western Railroad Company of Detroit Michigan, under document number 11807917; and except that part dedicated for a public highway, according to the plat thereof recorded document number 12017574; and except that part of said Lot 3 lying North of the Chicago and Grand Trunk Railway right of way; and also except that part of said Lot 3 dedicated for public street pursuant to plat of dedication recorded as document 88156546) of parts of Section 21 and 22, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat hereof recorded September 24, 1872 as document number 58114, in Book 2 of Plats, Page 91, in Cook County, Illinois.

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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