



Doc#: 0724942222 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/08/2007 02:39 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.: 29-21-400-033-0000

Address of Real Estate: 300 W. Armory Drive, South Holland, Illinois 60473

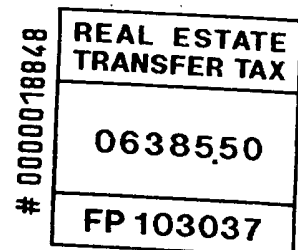
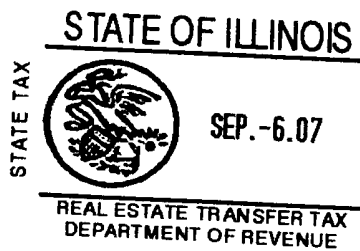
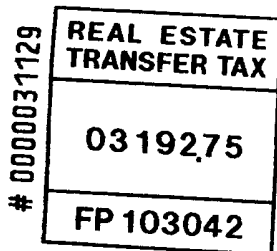
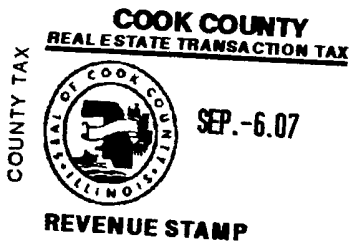
TO HAVE AND TO HOLD the herein described property, together with the appurtenances, estate, title and interests thereto belonging, or in anywise appertaining unto the said Grantee, its heirs, successor and assigns forever. Grantors do hereby covenant with grantees, and successors in interest, that Grantors 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 31st day of August, 2007.

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

By: N. Barry Poll
N. Barry Poll, Its Manager

received
OK



UNOFFICIAL COPY

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.

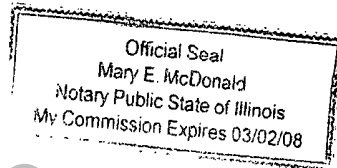
GIVEN UNDER my hand and Notarial Seal this 31st day of August, 2007.

Mary E. McDonald

AFTER RECORDING MAIL TO:

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

NOTARY PUBLIC



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

That part of Lots 4 and 5 in Devries and Others Subdivision of the South East $\frac{1}{4}$ of Section 21, Township 36 North, Range 14 East of the Third Principal Meridian, lying East of that portion of Lots 4 and 5 conveyed to Chicago Terminal Transfer Railroad Company by deed as recorded as Document Number 2972842 in Cook County, Illinois.

Excepting from the above described land those parts thereof dedicated for Vincennes Road (Thornton-Blue Island Road) and 167th Street dedicated by Instrument recorded June 9, 1977 as Document 23961218 and;

Excepting from the above described land that part thereof described below conveyed by Deed dated January 24, 1978 and recorded February 8, 1978 as Document 24318338 from Bell Fibre Products Corporation, an Indiana corporation, to Frankleen Roth, described as follows:

That part of Lots 4 and 5 in Devries and other Subdivision of the South East $\frac{1}{4}$ of Section 21, Township 36 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

Beginning at the original Southeast corner of said Lot 5, and running thence North 90 Degrees West on the South line thereof; a distance of 497.64 feet; Thence North 00 Degrees 00 Minutes, 00 Seconds East, distance of 564.0 feet; Thence North 90 Degrees, 00 Minutes, 00 Seconds East, a distance of 198.39 feet to the original Easterly line of said Lot 4; Thence South 27 Degrees 57 Minutes, 00 seconds East, a distance of 638.47 feet to the point of beginning and,

Also excepting the land described below conveyed by Deed dated January 24, 1978 recorded February 14, 1978 as Document 24325851 from Bell Fibre Products Corporation, an Indiana corporation to J.L. Prescott Company, a New Jersey corporation, described as follows:

That part of the North 292.90 feet of Lot 4 in Devries and Others Subdivision of the South East $\frac{1}{4}$ of Section 21, Township 36 North, Range 14 East of the Third Principal Meridian lying east of a line described as beginning at the point of intersection of the North line of said Lot 4 with the East line of that portion of said Lot 4 conveyed to Chicago terminal Transfer Railroad Company by deed recorded as Document 2972842, and running thence Southeasterly on a line parallel with the centerline of Vincennes Road (Thornton-Blue Island Road) to the South line of the North 292.9 feet of said Lot 4, 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