

# UNOFFICIAL COPY



Doc#: 0724942224 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/06/2007 02:41 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

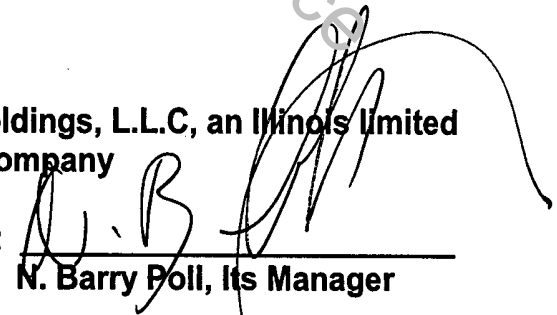
P.I.N.: 27-24-111-001-0000

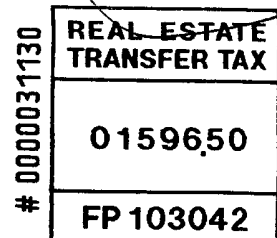
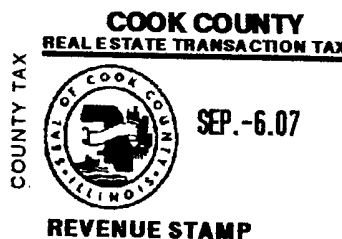
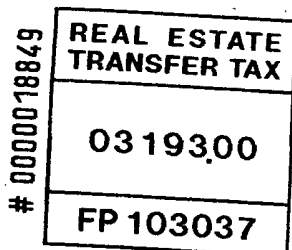
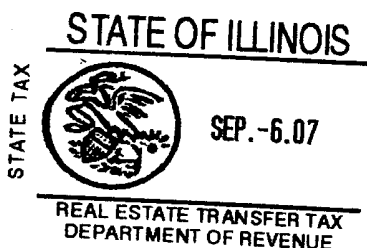
Address of Real Estate: 7787 159<sup>th</sup> Street, Tinley Park, Illinois 60477

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 Poll, 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.

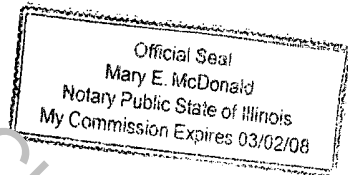
GIVEN UNDER my hand and Notarial Seal this 31<sup>ST</sup> day of August, 2007.

*Mary E. McDonald*

**AFTER RECORDING MAIL TO:**

**NOTARY PUBLIC**

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



**DOCUMENT PREPARED BY:**

**SEND SUBSEQUENT TAX BILLS TO:**

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

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

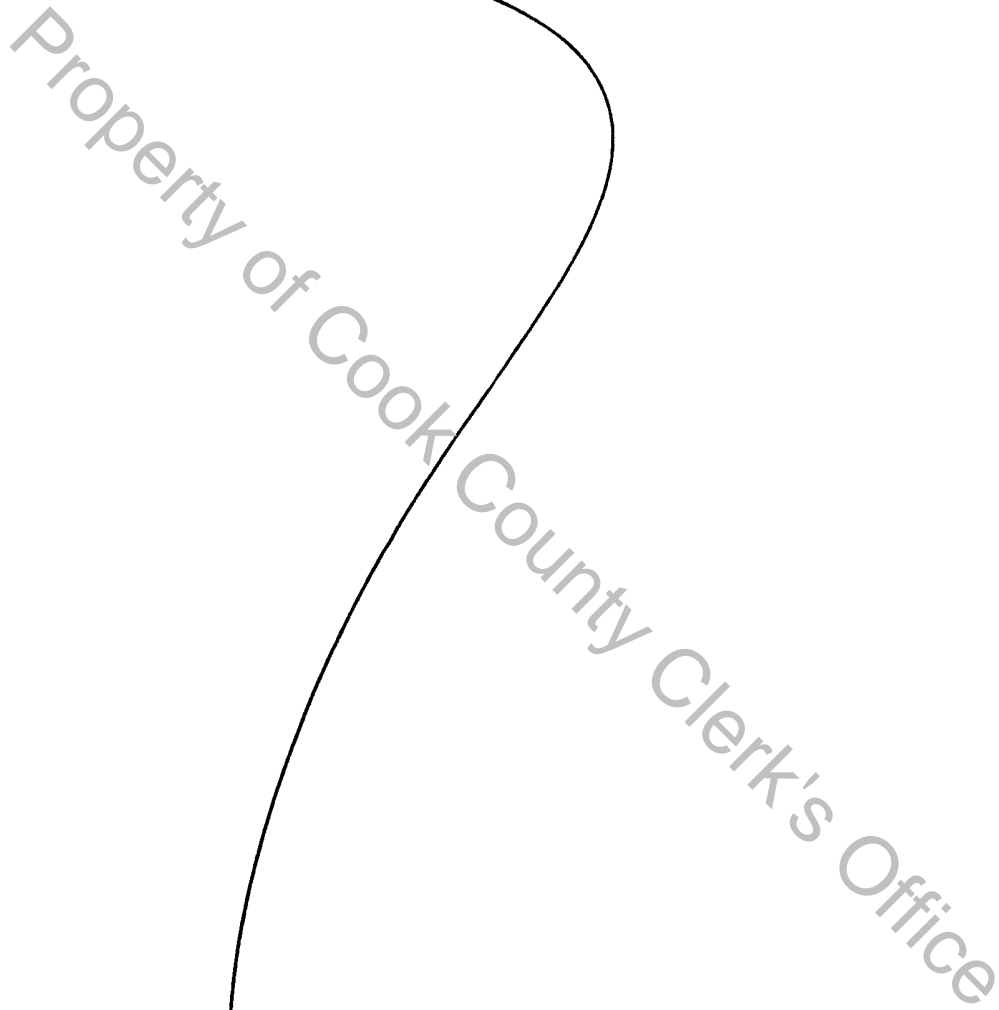
**WITH A COPY TO:**

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

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## EXHIBIT A LEGAL DESCRIPTION

Lot 2 in Mac Intosh Subdivision of part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of section 24, Township 36 North, Range 12 East of the Third Principal Meridian, 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