

# UNOFFICIAL COPY

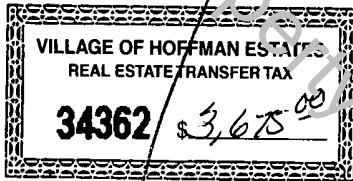
THIS INSTRUMENT WAS PREPARED BY:

Shesky & Froelich Ltd.  
111 E. Wacker Drive, Suite 2800  
Chicago, Illinois 60601  
Attention: Rick Ingram, Esq.



AFTER RECORDING, MAIL TO:  
Mullen & Winthers, P.C.  
IN 141 County Farm Road, Suite 230  
Winfield, Illinois 60190  
Attn: David J. Winthers, Esq.

Doc#: 0733933051 Fee: \$66.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/05/2007 09:47 AM Pg: 1 of 7



## SPECIAL WARRANTY DEED

LEA GOLDBLATT, having an address at 1040 N. Lakeshore Drive, #16-A, Chicago, Illinois 60611 ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does GRANT, BARGAIN, SELL and CONVEY unto SLEVIN CAPITAL INVESTMENTS, INC., an Illinois corporation, with an address at 24 Pentwater Dr., South Barrington, Illinois 60010 Attn: William A. Slevin ("Grantee"), and to their successors and assigns, forever, that certain tract of land, together with any and all buildings and other improvements located thereon, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

### PARCEL 1:

THAT PART OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF HIGGINS ROAD WITH THE WEST LINE OF SAID SOUTHEAST ¼; THENCE SOUTH 71 DEGREES 52 MINUTES 14 SECONDS EAST ALONG THE NORTHERLY LINE OF HIGGINS ROAD, 34.56 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 71 DEGREES 52 MINUTES 14 SECONDS EAST ALONG SAID NORTHERLY LINE, 150.0 FEET; THENCE NORTH 00 DEGREES 52 MINUTES 26 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST ¼, 150.0 FEET; THENCE NORTH 71 DEGREES 52 MINUTES 14 SECONDS WEST, PARALLEL WITH THE NORTHERLY LINE OF HIGGINS ROAD, 150.0 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 26 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST ¼, 150.0 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

**Box 400-CTCC**

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JY 21 16

CT# 01

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THAT PART OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF HIGGINS ROAD WITH THE WEST LINE OF SAID SOUTHEAST  $\frac{1}{4}$ ; THENCE SOUTH 71 DEGREES 52 MINUTES 14 SECONDS EAST ALONG SAID NORTHERLY LINE 184.56 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 71 DEGREES 52 MINUTES 14 SECONDS EAST ALONG SAID NORTHERLY LINE, 100.0 FEET; THENCE NORTH 00 DEGREES 52 MINUTES 26 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST  $\frac{1}{4}$ , 150.0 FEET; THENCE NORTH 71 DEGREES 52 MINUTES 14 SECONDS WEST, PARALLEL WITH THE NORTHERLY LINE OF HIGGINS ROAD, 100.0 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 14 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST  $\frac{1}{4}$ , 150.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 07-09-400-037-0000

ADDRESS: 790 W. Higgins Road, Hoffman Estates, Illinois 60195

This conveyance is made by Grantor and accepted by Grantee subject to matters set forth in **Exhibit A** attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above-described Real Estate, with the hereditaments and appurtenances:

**TO HAVE AND TO HOLD** the said Real Estate, with the appurtenances, unto Grantee, and their heirs, successors and assigns forever;

AND GRANTOR WILL WARRANT and defend the said premises against all persons claiming, or to claim the same, by through or under Grantor, subject to the matters described on **Exhibit A** attached hereto and made a part hereof.


[SIGNATURE PAGE FOLLOWS]

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EXECUTED this 29 day of November, 2007.


*Lea Goldblatt*  
LEA GOLDBLATT

Property of Cook County Clerk's Office

STATE TAX  
**STATE OF ILLINOIS**  
  
NOV. 30.07  
**REAL ESTATE TRANSFER TAX**  
DEPARTMENT OF REVENUE

# 000008797

<b>REAL ESTATE TRANSFER TAX</b>
01225.00
FP 103024

COUNTY TAX  
**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
  
NOV. 30.07  
**REVENUE STAMP**

# 0000006851

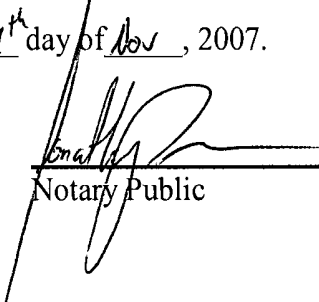
<b>REAL ESTATE TRANSFER TAX</b>
00612.50
FP 103022

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STATE OF Los California )  
 ) SS:  
COUNTY OF Los Angeles )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lea Goldblatt, ~~personally known to me~~ to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed sealed and delivered the said instrument as her free and voluntary act.

Witness my hand and Notarial Seal this 29<sup>th</sup> day of Nov, 2007.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

9-18-2011



SEND SUBSEQUENT TAX BILLS TO:

Slevin Capital Investments, Inc.  
24 Pentwater Drive  
South Barrington, Illinois 60010  
Attn: William A. Slevin

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## EXHIBIT A

### PERMITTED EXCEPTIONS

1. General real estate taxes for 2006 and subsequent years which are not yet due and payable.
2. Encroachment of the concrete wall located mainly on the land onto the property north and adjoining by approximately 0.35 feet, as shown on plat of survey prepared by Michael J. Emmert Surveys, Inc., dated October 10, 2007.
3. Encroachment of the concrete walk located mainly on the property west and adjoining onto the land by an undisclosed amount, as shown on the plat of survey prepared by Michael J. Emmert Surveys, Inc. dated October 10, 2007.

**UNOFFICIAL COPY****PLAT ACT AFFIDAVIT**

STATE OF CA )  
 ) SS.  
 COUNTY OF LA )

The undersigned, Lea Goldblatt, and being duly sworn on oath, states that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access and which does not violate applicable local requirements.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access and which does not violate applicable local requirements.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

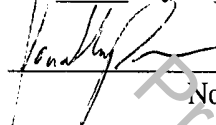
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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Affiant further states that the undersigned makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

  
LEA GOLDBLATT

SUBSCRIBED and SWORN to before me  
this 29th day of November, 2007.

  
Notary Public

1067194\_1



Property of Cook County Clerk's Office