

# UNOFFICIAL COPY

Prepared by:  
Hinckley Allen & Snyder  
28 State Street  
Boston, MA 02109

Attn: Paul A. Hedstrom, Esq.

After recording, return to:  
The Inland Real Estate Group, Inc.  
2901 Butterfield Road  
Oak Brook, IL 60523

Attn: Gary Pechter, Esq.  
Senior Vice President  
Assistant General Counsel



Doc#: 0802247024 Fee: \$34.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/22/2008 12:00 PM Pg: 1 of 6

NCJ-276596 IL 7  
182722

## SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 14<sup>th</sup> day of June, 2007, by and between Charter One Bank, N.A., a national banking association, with an address of c/o Citizens Financial Group, Inc. 480 Jefferson Boulevard, Warwick, Rhode Island 02886 (hereinafter "Grantor"), and Inland American CFG Portfolio, L.L.C., a Delaware limited liability company, whose address is 2901 Butterfield Road, Oak Brook, Illinois 60523, (hereinafter "Grantee").

WITNESSETH:

THAT Grantor, in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, to it paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, remise, release, alien and convey unto Grantee, its successors and assigns, forever, the lots, tracts or parcels of land described on Exhibit "A" attached hereto and incorporated herein by reference, 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, claims or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, subject to the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, hereditaments, appurtenances and immunities thereto belonging or in any wise appertaining unto Grantee and unto Grantee's heirs, successors and assigns forever, Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor except as aforesaid; and that Grantor will warrant and defend the title to said premises unto Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

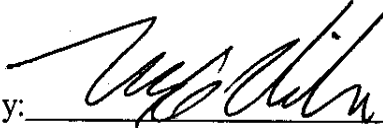
*[Remainder of Page Intentionally Blank]*

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year above written.

Charter One Bank, N.A., a national banking association

By:   
**Mark A. Chiarelli**  
**Sr. Vice President**

CITY OF CHICAGO  
RECORDS & CLERK


0802247024

**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
COUNTY TAX  
  
JAN. 22. 08  
**REVENUE STAMP**

**REAL ESTATE TRANSFER TAX**  
00886.25  
# 0000002404  
FP 103039

**STATE OF ILLINOIS**  
STATE TAX  
  
JAN. 22. 08  
**REAL ESTATE TRANSFER TAX**  
DEPARTMENT OF REVENUE

**REAL ESTATE TRANSFER TAX**  
00772.50  
# 0000002466  
FP 103044

**STATE OF ILLINOIS**  
STATE TAX  
  
JAN. 22. 08  
**REAL ESTATE TRANSFER TAX**  
DEPARTMENT OF REVENUE

**REAL ESTATE TRANSFER TAX**  
01000.00  
# 0000002465  
FP 103044

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COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF SUFFOLK

On this 11<sup>th</sup> day of June, 2007, before me, the undersigned notary public, personally appeared Mark A. Chiarelli, SVP of Charter One Bank, N.A., a national banking association, proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person whose name is signed on the preceding page, and acknowledged to me that he signed it voluntarily for its stated purpose and was his free act and deed as said authorized signatory of Charter One Bank, N.A., a national banking association.  
(official seal)

Amalia H. Reddy  
Notary Public: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



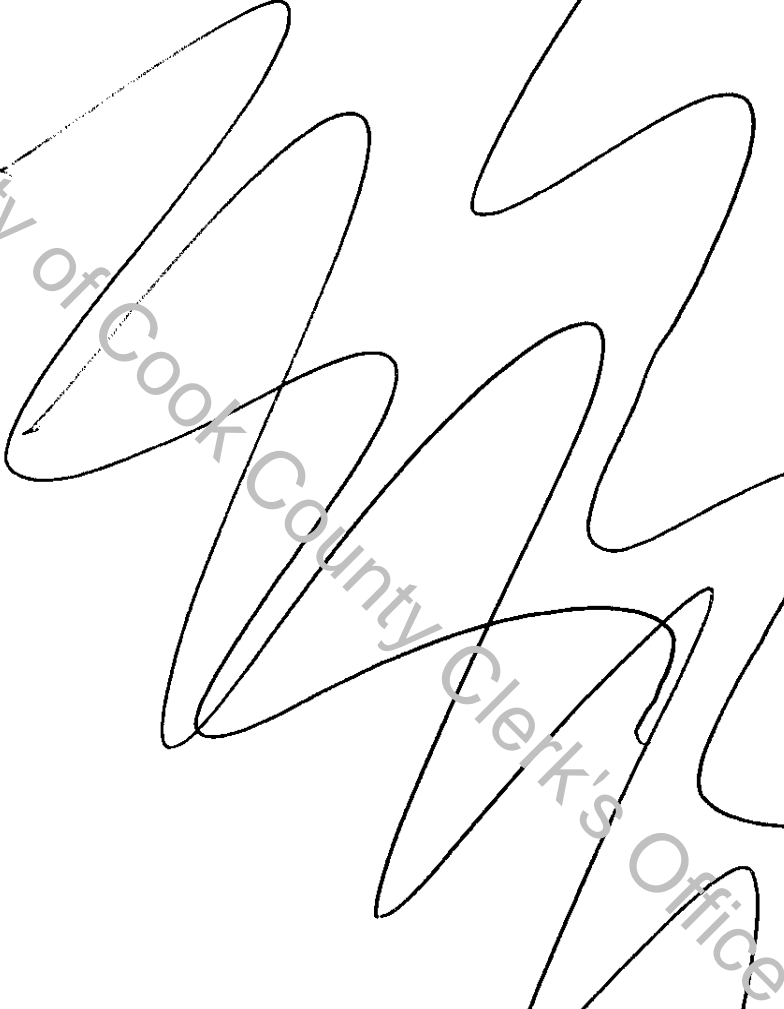
Amalia H. B. Reddy  
Notary Public  
Commonwealth of Massachusetts  
Commission Expires February 16, 2012

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**Exhibit "A"**

**Legal Description  
(attached hereto)**

Property of Cook County Clerk's Office



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IL7  
101 Dixie Highway  
Chicago Heights, IL

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE CENTER LINE OF DIXIE HIGHWAY, ALL IN COOK COUNTY, ILLINOIS, EXCEPT THAT PORTION AS TAKEN FOR ROADS AND HIGHWAYS, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 32-18-213-051-0000

Property of Cook County Clerk's Office

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## Exhibit "B"

The following matters to the extent valid, subsisting and enforceable:

1. All matters of record.
2. Zoning, use and building regulatory ordinances, if any.
3. Taxes and assessments, both general and special, not yet due and payable.
4. The lease executed between Grantor and Grantee of even date herewith.