



0804433245D

This Instrument was Prepared by:

Jones Day
77 West Wacker
Suite 3500
Chicago, IL 60601
Attn.: John D. Neumann

Doc#: 0804433245 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/13/2008 01:44 PM Pg: 1 of 7

After Recording Return to:

Sonnenschein Nath & Rosenthal LLP
7800 Sears Tower
233 South Wacker Drive
Chicago, IL 60606
Attn.: Barry B. Nekritz

Send Subsequent Tax Bills to:

VCNA Prairie Illinois, Inc
Attn: CFO
7601 W. 79th Street
Bridgeview, IL 60455

This space reserved for Recorder's use only

83975750244

SPECIAL WARRANTY DEED

(**Card No.: 1035**)

THIS INDENTURE, made on the 15th day of February, 2008, by and between SOUTHFIELD CORPORATION, an Illinois corporation, f/k/a PRAIRIE MATERIAL SALES, INC., an Illinois corporation (hereinafter "Grantor"), and VCNA PRAIRIE ILLINOIS, INC., a Delaware corporation (hereinafter "Grantee").

WITNESSETH:

THAT Grantor, in consideration of the sum of Ten 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, GRANT, DEMISE, RELEASE, ALIEN AND CONVLVY unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the City of Rolling Meadows, County of Cook, State of Illinois, and described on Exhibit A attached hereto and incorporated herein by reference (the "Property") subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successor and assigns forever, the said Grantor hereby covenanting that, except for Permitted Exceptions, the Property is free and clear from any encumbrance done or suffered by Grantor; and that, except for Permitted Exceptions, Grantor will warrant and defend the title to said Property unto the said 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.

Box 400-CTCC

1
8

UNOFFICIAL COPY


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


SOUTHFIELD CORPORATION
an Illinois corporation

By: *J. Alan Oremus*
Name: J. Alan Oremus
Title: Chief Executive Officer

Property of Cook County Clerk's Office

CITY OF ROLLING MEADOWS, IL REAL ESTATE TRANSFER STAMP	
DATE <u>2-4-08</u>	\$ <u>3147.00</u>
ADDRESS <u>3670 BERDICK</u>	
<u>7344</u>	Initial <u>CG</u>

STATE TAX	STATE OF ILLINOIS	# 000009170	REAL ESTATE TRANSFER TAX
	FEB. 7.00		0104850
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103024

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 000007234	REAL ESTATE TRANSFER TAX
	FEB. 7.00		0052425
	REVENUE STAMP		FP 103022

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
) ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that J. Alan Oremus personally known to me to be the Chief Executive Officer of SOUTHFIELD CORPORATION, an Illinois corporation and 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 severally acknowledged that as Chief Executive Officer, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of February, 2008.

Annette M. Crane

Print Name: ANNETTE M. CRANE

Notary Public State of Illinois

My commission expires:

3/29/2010

[Notarial Seal]



UNOFFICIAL COPY

STREET ADDRESS: 3650 BERDNICK
CITY: ROLLING MEADOWS
TAX NUMBER:

COUNTY: COOK

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO AND NORTHWESTERN RAILROAD (EXCEPT THE WEST 600 FEET THEREOF) TOGETHER WITH THAT PART OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO AND NORTHWESTERN RAILROAD (EXCEPT THE WEST 600 FEET THEREOF AND EXCEPT THAT PART LYING EAST OF A LINE 333 FEET WEST OF, AS MEASURED ALONG THE SOUTHERLY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD, AND PARALLEL WITH THE EAST LINE OF SAID SECTION 23) EXCEPT FROM THE ABOVE DESCRIBED PREMISES TAKEN AS A TRACT, THE EASTERLY 50 FEET (AS MEASURED ALONG THE SOUTHERLY LINE) THEREOF, AND EXCEPT THE SOUTH 33 FEET THEREOF, HERETOFORE DEDICATED FOR A PUBLIC STREET BY DOCUMENT NO. 26866158, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 120.0 FEET OF THE WEST 600.0 FEET OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, AND THE EAST 120.0 FEET OF THE WEST 600.0 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23 (LYING SOUTH OF THE SOUTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD) ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 33.0 FEET THEREOF, HERETOFORE DEDICATED FOR A PUBLIC STREET BY DOCUMENT NO. 26866158, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

02 23 221 005
007
401 012
055

UNOFFICIAL COPY

Exhibit B

Permitted Title Exceptions

Those title exceptions listed on the Pro Forma Policy of Title Insurance issued by Chicago Title Insurance Company as Policy No. 1401 008392575 D2.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS.
 COUNTY OF C O O K)

SOUTHFIELD CORPORATION, an Illinois corporation, formerly known as **PRAIRIE MATERIAL SALES, INC.**, an Illinois corporation, with an office at c/o Hamblet, Oremus & Little, Attn: D. Oremus, One East Wacker Drive, Suite 2222, Chicago, Illinois 60601, being duly sworn on oath, states that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provision of this Act does not apply and no plat is required due to the following exception (*Circle the number applicable to the attached deed*):

1. 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;
2. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easement of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than five acres from a larger tract when a survey is made by a registered surveyor; provided, however, 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.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

UNOFFICIAL COPY

AFFIANT further states that this Affidavit is made for the purpose of inducing the RECORDER OF COOK COUNTY, ILLINOIS to accept the attached deed for recording.

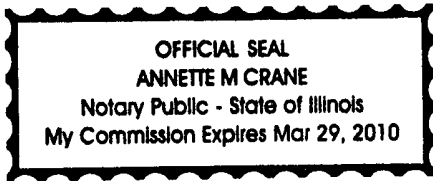
Dated as of February 1, 2008.

SOUTHFIELD CORPORATION, an Illinois corporation

By: J. Alan Oremus
Name: J. Alan Oremus
Its: Chief Executive Officer

SUBSCRIBED AND SWORN TO BEFORE ME this 1st day of February, 2008.

Annette M. Crane
Notary Public



Property of Cook County Clerk's Office