



After Recording Return To:

Panattoni Development Company
8775 Folsom Road, Suite 200
Sacramento, CA 95826

Doc#: 0807733141 Fee: \$74.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/17/2008 10:55 AM Pg: 1 of 6

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that BIRCHWOOD INDUSTRIAL CENTER PG, LLC, an Illinois limited liability company (hereinafter the "Grantor"), having its principal place of business at 6250 N. River Road, Suite 4050, Rosemont, IL 60018, for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, BARGAINS AND SELLS to MOSS PROPERTIES, LLC, a California limited liability company, having its principal place of business at 4813 Lakeridge Terrace West, Reno, Nevada 89509 (and its successors and assigns forever, collectively, "Grantee"), a nine and seventy four hundredths percent (9.74%) interest, in the land situated in the City of Des Plaines, County of Cook, State of Illinois, as described in Exhibit "A," attached hereto and made a part hereof (the "Property").

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns. And Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through, or under Grantor, subject however to taxes and assessments for the year 2007 and subsequent years, all building codes and other applicable laws, ordinances and governmental regulations affecting the Property and the matters in the public records affecting the Property (the "Permitted Exceptions").

Signature is on next page.

Box 400-CTCC

SE
62
27
08
REAL ESTATE TRANSFER TAX \$ 2.00 PER \$ 1,000.00
NO. 50479
1665 Birchwood
CITY OF DES PLAINES

6
J

8431706 JG DA LD 1 of 1

UNOFFICIAL COPY

IN WITNESS WHEREOF, BIRCHWOOD INDUSTRIAL CENTER PG, LLC, an Illinois limited liability company, has caused this Special Warranty Deed to be executed as of this 2nd day of February, 2008.


***BIRCHWOOD INDUSTRIAL CENTER PG, LLC,
an Illinois limited liability company***

By: JP PORTFOLIO, LLC,
an Illinois limited liability company,
Managing Member

By: 
John Espari, Sole Member

STATE TAX

STATE OF ILLINOIS



MAR. 13.08


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000009340

REAL ESTATE TRANSFER TAX
00363.00
FP 103024

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR. 13.08

REVENUE STAMP

0000007404

REAL ESTATE TRANSFER TAX
00181.50
FP 103022

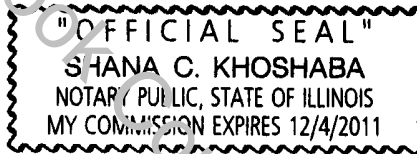
UNOFFICIAL COPY

ACKNOWLEDGMENT

STATE OF Illinois)
)
COUNTY OF DuPage)

On 28th of February, 2002 before me, Shana C. Khoshaba, Notary Public, personally appeared John Pagliari, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal. Shana C. Khoshaba



UNOFFICIAL COPY

EXHIBIT A

to WARRANTY DEED

Legal Description of the Property

[See Attached]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description of the Property

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF SAID WEST 1/2, THENCE SOUTH 1196.048 FEET ALONG THE EAST LINE OF SAID WEST 1/2; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID WEST 1/2 723.98 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING TRACT OF LAND; THENCE CONTINUING WEST ALONG SAID PARALLEL LINE 450.0 FEET; THENCE NORTH PERPENDICULARLY TO SAID PARALLEL LINE TO A POINT ON A LINE 756.066 FEET SOUTH OF (AS MEASURED ALONG THE EAST LINE OF SAID WEST 1/2) AND PARALLEL WITH THE NORTH LINE OF SAID WEST 1/2; THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE 450.0 FEET; THENCE SOUTH TO THE HEREIN DESCRIBED POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 1655 Birchwood, Des Plaines, IL 60018

PIN No.: 09-28-300-021-0000

COOK COUNTY Clerk's Office

UNOFFICIAL COPY

*This is the sale of a 9.74% ownership interest from Birchwood Industrial Center PG, LLC, an Illinois limited liability company to Moss Properties, LLC, a California limited liability company

Property of Cook County Clerk's Office