

# UNOFFICIAL COPY



Doc#: 0815854031 Fee: \$42.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/06/2008 11:32 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED

Prepared by:  
Lorenzini & Associates  
1900 Spring Rd., Ste 501  
Oak Brook, Illinois 60523

NT Fo 700 39

This Special Warranty Deed is made this 29<sup>th</sup> day of May, 2008, between VIP TONNE DRIVE, LLC, an Illinois limited liability company ("Grantor") and PARKWAY BANK AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60656, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 25<sup>th</sup> day of October, 2007, known as Trust Number 14437 ("Grantee"). WITNESS, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, in and to the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 355 IN CENTEX INDUSTRIAL PARK, UNIT 215, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1977 AS DOCUMENT NO. 23954432.

Together with all and singular of 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 premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, upon the trust and for uses and purposes herein and in said trust agreement set forth, as Grantee, forever.

Full power and authority is hereby granted to said trustee to improve, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey, either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time of times hereafter, to contract to make leases and to grant options

# UNOFFICIAL COPY

to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to (i) acts done or suffered by Grantee, or anyone claiming under Grantee; (ii) general real estate taxes not yet due and payable; and (iii) covenants, conditions and restrictions of record.

PIN No: 08-34-101-042-0000

COMMON ADDRESS: 675 Greenleaf Avenue, Elk Grove Village, Illinois 60007

**[THE NEXT PAGE IS THE SIGNATURE PAGE]**

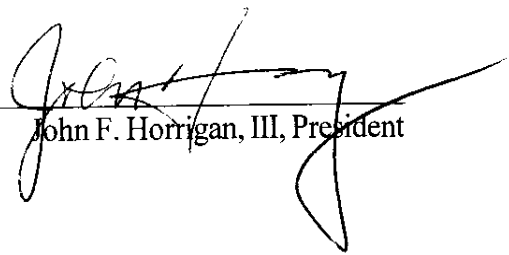
# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has executed and delivered this instrument as of the day and year first above written.

VIP TONNE DRIVE, LLC, an Illinois limited liability company,


By: VALUE INDUSTRIAL PARTNERS, an Illinois general partnership, its managing member

By: HERRIGAN ADVISORS, INC., an Illinois corporation, its general partner

By:   
John F. Herrigan, III, President

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

 JUN. -6.08

REVENUE STAMP


# 0000004918

REAL ESTATE TRANSFER TAX
00625.00
FP 103045

VILLAGE OF ELK GROVE VILLAGE REAL ESTATE TRANSFER TAX
6-2-08
26286 \$ 3750 <sup>00</sup>
<i>mm</i>

STATE TAX

STATE OF ILLINOIS

 JUN. -6.08

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000005027

REAL ESTATE TRANSFER TAX
01250.00
FP 103050

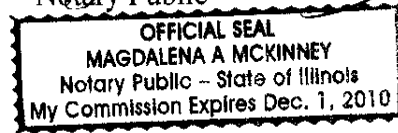
# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF DUPAGE    )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John F. Horrigan III, president of Horrigan Advisors, Inc., an Illinois corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of the partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 28<sup>th</sup> day of May, 2008.

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



AFTER RECORDING, MAIL TO:

Keith W. Groebe, Esq.  
Masuda, Funai, Eifert & Mitchell, Ltd.  
203 N LaSalle St, Suite 2500  
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Gullo International Development Corp.  
1160 Landmeier Rd  
Elk Grove Village, IL 60007