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THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING THIS INSTRUMENT
SHOULD BE RETURNED TO:

Doc#: 0824639051 Fee: \$46.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 09/02/2008 03:14 PM Pg: 1 of 6

ROBERT W. NEWMAN
WILDMAN, HARROLD, ALLEN & DIXON
225 WEST WACKER DRIVE
CHICAGO, ILLINOIS 60606

Doc#: 0724733013 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/04/2007 07:43 AM Pg: 1 of 6

SUBSEQUENT TAX BILLS TO BE SENT TO:

LEXINGTON DES PLAINES I LLC
1731 N. MARCEY, SUITE 200
CHICAGO, IL 60614

SPECIAL WARRANTY DEED

** This Special Warranty Deed is being re-recorded to attach hereto a corrected Exhibit B (Permitted Exceptions)

THIS INDENTURE, made as of August 29, 2007, from RENAISSANCE PLACE, L. L. C., a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois (party of the first part), to LEXINGTON DES PLAINES I LLC, a Delaware limited liability company authorized to transact business in Illinois, whose address is 1731 N. Marcey Street, Suite 200, Chicago, IL 60614 (party of the second part), WITNESSETH, that party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, by party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of party of the first part, either in law or equity of, in and to the above described premises, with the hereditament and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto party of the second part, and to its successors and assigns in Fee Simple forever.

And party of the first part, for itself, and its successors, does covenant, promise and agree to and with party of the second part, and to its successors and assigns that it has not done or suffered to be done, anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under party of the first part, subject only to all covenants, restrictions, easements, reservations and other exceptions set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

Box 400-CTCC

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, the day and year first above written.

RENAISSANCE PLACE, L.L.C.

By: 
Wayne Moretti, Manager


STATE OF ILLINOIS

COUNTY OF COOK


I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Wayne Moretti personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager of Renaissance Place, L.L.C., a Delaware limited liability company, appeared before me 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 said Company, for the uses and purposes therein set forth.


GIVEN under my hand and notarial seal this 29th day of August, 2007.





Notary Public

My Commission Expires: 8-7-08

 REAL ESTATE TRANSFER TAX \$ 2.00 PER \$ 1,000.00
NO. 50106
254 LAUREL
07 CITY OF DES PLAINES

STATE OF ILLINOIS
STATE TAX  AUG. 30. 07
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE
0000008273
REAL ESTATE TRANSFER TAX
05040.00
FP 103024

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX  AUG. 30. 07
REVENUE STAMP
0000006326
REAL ESTATE TRANSFER TAX
02520.00
FP 103022

UNOFFICIAL COPY**EXHIBIT A****Legal Description of the Real Estate**

RENAISSANCE PARCEL

THAT PART OF LOT 3 IN COUNTY CLERK'S DIVISION IN THE NORTH ½ OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE RIGHT OF WAY OF THE DES PLAINES VALLEY RAILWAY COMPANY, LYING EAST OF A LINE 10.0 FEET EASTERLY, MEASURED AT RIGHT ANGLES AND RADially OF THE CENTER LINE OF THE CHICAGO & NORTHWESTERN RAILROAD COMPANY SPUR TRACK, I.C.C. NO. 116A, EXCEPT THAT PART OF SAID LOT 3 LYING SOUTHERLY OF A LINE DRAWN 175.0 FEET NORTH, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 3, TOGETHER WITH ALL THAT PART OF SAID LOT 3 AND LOT 4 IN COUNTY CLERK'S DIVISION LYING EASTERLY OF A LINE 8.50 FEET EASTERLY, MEASURED AT RIGHT ANGLES AND RADially, OF THE CENTER LINE OF CHICAGO AND NORTHWESTERN RAILROAD COMPANY SPUR TRACK, I.C.C. NO. 198 AND SAID CENTER LINE EXTENDED NORTH TO THE NORTH LINE OF THE SOUTH 175.0 FEET, MEASURED AT RIGHT ANGLES, OF SAID LOT 3 AND NORTH OF THE SOUTH LINE OF SAID LOT 3 EXTENDED WEST, EXCEPTING FROM SAID TRACT OF LAND THAT PART THEREOF HERETOFORE DEDICATED FOR (EISFELDT AVENUE) LAUREL AVENUE PER DOCUMENT NO. 22210752, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

LOTS 1 THROUGH 25, BOTH INCLUSIVE, AND THE VACATED PUBLIC ALLEY LYING NORTH OF AND ADJOINING SAID LOTS, IN BLOCK 2 IN MECHANIC'S ADDITION TO DES PLAINES, BEING ALLES' SUBDIVISION OF THE SOUTH 15 ACRES OF THE WEST ¼ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM

THAT PART OF THE ABOVE DESCRIBED PROPERTY LYING EAST OF THE FOLLOWING LINE; COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 25 IN BLOCK 2 IN MECHANIC'S ADDITION TO DES PLAINES, THENCE ON AN ASSUMED BEARING OF NORTH 87 DEGREES 23 MINUTES 26 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 252.99 FEET TO THE PLACE OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 00 DEGREES 01 MINUTE 10 SECONDS EAST, PARALLEL WITH THE WEST LINE OF LAUREL AVENUE, 643.88 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE DES PLAINES VALLEY RAILWAY COMPANY FOR A POINT OF TERMINATION, IN COOK COUNTY, ILLINOIS.

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09-17-203-004
09-17-203-005
09-17-203-006
09-17-203-030
09-17-203-034
09-17-203-035
09-17-203-036
09-17-203-038

Address: 254 LAUREL AVENUE
DES PLAINES, IL

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EXHIBIT B

Permitted Exceptions

1. Real estate taxes for the years 2006 and subsequent years which are not yet due and payable.
2. Easement in favor of the Northern Illinois Gas Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of way access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as document no. 21291532, affecting the shown in exhibit A of the land.
3. Covenant in deed from Chicago and Northwestern Railway Company to Romeo O. Sigwalt and Olga E. Sigwalt dated July 29, 1968 and recorded August 28, 1968 as document 20598541 reserving right to maintain, operate, use, reconstruct, replace any and all existing conduits, sewers, water mains, gas lines, electric power lines, communication lines, wires and other utilities on the land. Notice recorded March 1, 1971 as document 21408757 made by the Chicago and Northwestern Railway Company, a Wisconsin corporation, that they are the Owner of the absolute and indefeasible fee simple title to all the minerals underlying the surface of said land.
4. Reservation in the vacation ordinance recorded May 1, 1967 as document 20124360 reserving the right to maintain, operate, repair and replace, by itself or by any licensee or holder of a franchise from the City or by any public utilities company as the case may be any poles, wires, pipes, conduits, sewer mains, water mains or any other facility or equipment for the maintenance or operation of any utility now located in said alley or portion thereof vacated by this ordinance. (Affects vacated alleys)
5. Rights of the Municipality, the State of Illinois, the public and adjoining Owner's in and to vacated alley.
6. Leaking underground storage tank environmental notice, recorded September 14, 2006 as document 0625734028.
7. Leaking underground storage tank environmental notice recorded July 5, 2006 as document 0618632063.
8. Rights, if any, of public and quasi-public utilities in the land as disclosed by survey no. 070752 prepared by TFW Surveying & Mapping, Inc. dated February 14, 2007 and last revised April 30, 2007 depicting overhead wires, transformers and utility poles.

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9. Encroachment of the chain link fence located mainly on the land onto the property Northwesterly and adjoining by approximately 0.08 feet to 15.06 feet and onto the property Westerly and adjoining by an undisclosed amount as shown on plat of survey number 070752 prepared by TFW Surveying & Mapping, Inc. dated February 14, 2007 and last revised April 30, 2007.

10. Terms and conditions of the Memorandum of Purchase Agreement – Home Sales dated and recorded May 24, 2007 as document number 0714402141 made by and between Renaissance Place, L.L.C., a Delaware limited liability company and Remington Place of Des Plaines, L.L.C., an Illinois limited liability company.

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