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Doc#: 0912033067 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/30/2009 10:27 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 24th day of April, 2009 between **Runge SRG, LLC**, an Illinois limited liability company, of Chicago, Illinois ("**Grantor**") and **JM Family Enterprises, Ltd.**, an Illinois corporation, of Chicago, Illinois ("**Grantee**"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

See attached Exhibit A.



This stamp processed pursuant to Section 7-1024(A)(2) of the Franklin Park Village Code governing review of documents.

PINs: 12-19-400-117-0000 and 12-19-400-167-0000

Commonly known as: 3434 Runge Street, Franklin Park, Illinois

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, claim or demand whatsoever, of the 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, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, **subject to those exceptions set forth on attached Exhibit B**.

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	APR. 28. 09	02950.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000010583	FP 103024

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	APR. 28. 09	01475.00
REVENUE STAMP	# 0000000660	FP 103022

Box 400-CTCC

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

Runge SRG, LLC, an Illinois limited liability company

By: Sangamon SRG, LLC, an Illinois limited liability company
Its: Manager

By: *[Signature]*
Manager

STATE OF ILLINOIS }
COUNTY OF COOK } 65

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that ~~David Friedman~~ Manager of Sangamon SRG, LLC, the Manager of Runge SRG, LLC, an Illinois limited liability company, 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 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 set forth.

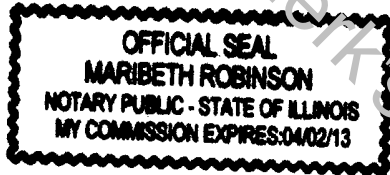
Given under my hand and notarial seal on this 24th day of April, 2009.

SEAL

Maribeth Robinson
Notary Public

This document was prepared by:

Jonathan M. Ruby, Esq.
Much Shelist
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606



After recording mail to:

Robert M. Dreger, Esq.
The Law Firm of R. M. Dreger
410 S. Michigan Ave., Suite 310
Chicago, IL 60605

Send subsequent tax bills to: *Joseph MAFFEI*

2 W. BAY BROOK LANE
OAK BROOK, IL 60523

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EXHIBIT A

Description of Property

PARCEL 1:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 19, AFORESAID; THENCE NORTH 0 DEGREES 0 MINUTES 47 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 FOR A DISTANCE OF 1267.41 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST 1661.0 FEET TO A POINT IN THE WEST LINE OF NORTH RUNGE AVENUE (BEING A LINE 1661.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 19, AFORESAID) AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 0 DEGREES 0 MINUTES 47 SECONDS WEST ALONG SAID WEST LINE 340.0 FEET TO THE NORTHWEST CORNER OF THE NORTH TERMINUS OF NORTH RUNGE AVENUE, AFORESAID; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST 242.13 FEET TO THE EAST LINE OF A RAILROAD SPUR TRACK RIGHT OF WAY; THENCE SOUTHERLY ALONG SAID EAST LINE, BEING A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 419.28 FEET, FOR A DISTANCE OF 24.50 FEET TO A POINT OF TANGENCY IN SAID EAST LINE; THENCE CONTINUE SOUTH 0 DEGREES 0 MINUTES 47 SECONDS EAST ALONG SAID EAST LINE 315.51 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST 241.41 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 47 SECONDS WEST ALONG SAID EAST LINE, 1601.41 FEET; THENCE WEST AT RIGHT ANGLES TO LAST DESCRIBED LINE, 1601.0 FEET TO THE EAST LINE OF NORTH RUNGE AVENUE; THENCE NORTH 00 DEGREES 00 MINUTES 47 SECONDS WEST ALONG SAID EAST LINE (BEING A LINE 1601.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19 AFORESAID) 6.00 FEET TO THE NORTHEAST CORNER OF THE NORTH TERMINUS OF NORTH RUNGE AVENUE; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST ALONG THE NORTH LINE THEREOF, 30.0 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST, 272.13 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A CURVED LINE, CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 419.28 FEET AN ARC DISTANCE OF 457.16 FEET TO A POINT IN THE SOUTH LINE OF RAILROAD RIGHT-OF-WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD; THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST ALONG SAID SOUTH LINE 528.13 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 47 SECONDS EAST, 361.99 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Exceptions

Subject to the following exceptions:

General taxes not yet due and payable.

Parking Lease dated March 13, 2009 between Runge SRG, LLC, as landlord, and TRX, Inc., as tenant

COVENANTS, AGREEMENTS AND RESTRICTIONS CONTAINED IN THE DEED FROM CLEARING INDUSTRIAL DISTRICT, INC. A DELAWARE CORPORATION, TO LEAHY-WOLF COMPANY DATED NOVEMBER 30, 1971 AND RECORDED DECEMBER 2, 1971, AS DOCUMENT 21 730 412, PROVIDING THAT NO BUILDING, STRUCTURE OR IMPROVEMENTS EXCEPT FENCES, DRIVEWAYS, AND SWITCHTRACKS SHALL BE BUILT, ERECTED OR PLACED UPON THE FOLLOWING PORTIONS OF THE LAND: THE EASTERLY 20 FEET, THE NORTHERLY AND SOUTHERLY 15 FEET, AND THE WESTERLY 10 FEET THEREOF.

(AFFECTS PARCEL 1) NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION

TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE ORDINANCE ACCEPTING THE DEDICATION OF PUBLIC STREET TO THE VILLAGE OF FRANKLIN PARK, A COPY OF WHICH WAS RECORDED NOVEMBER 21, 1979, AS DOCUMENT 25 251 291.

(AFFECTS PARCEL 1)

TERMS AND PROVISIONS OF ILLINOIS ENVIRONMENTAL PROTECTION AGENCY NO FURTHER REDEMPTION LETTER DATED JULY 11, 2008 AND RECORDED AUGUST 1, 2008 AS DOCUMENT NUMBER 0821455050.

VIOLATION BY BUILDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AS DISCLOSED BY SURVEY ON THE SOUTHERLY LINE BY ABOUT 10.00 FEET AND ON THE EASTERLY LINE BY ABOUT 0.40 FEET.

SURVEY OF JACOB AND HEFNER ASSOCIATES PC DATED OCT 18 2007 (AFFECTS PARCEL 1)

ENCROACHMENT OF SCAFFOLDING ONTO PROPERTY WEST AND ADJOINING BY 3.70 FEET PER SURVEY OF JACOB AND HEFNER ASSOCIATES PC DATED OCT 18 2007

(AFFECTS PARCEL 1)