

# UNOFFICIAL COPY

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Prepared by: JFS



Doc#: 0915318046 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/02/2009 12:54 PM Pg: 1 of 5

Stacey Braybrook  
Mayer Brown LLP  
71 South Wacker Drive  
Chicago, IL 60606

After recording return to:

Bernard Schlosser  
181 S. Bloomingdale Rd., Suite 103  
Bloomingdale, IL 60108

## SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 29th day of May, 2009, ROB-WAL INVESTMENT CO., an Illinois corporation ("Grantor") and Imark Development LLC, an Illinois limited liability company ("Grantee").

Witnesseth, that Grantor, for and in consideration of the sum of \$10.00 Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to the power and authority vested in Grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto

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, 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the matters set forth on Exhibit B attached hereto.

VILLAGE OF MAYWOOD

\$ 1 0 0 0 . 0 0


Real Estate Transfer Tax Paid

5/29/09

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the its general partners, the day and year first above written.

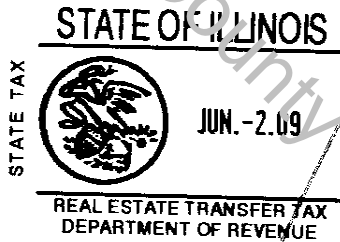
ROB-WAL INVESTMENT CO., an Illinois corporation

By:   
Name: Patricia Provenzano  
Title: Senior Vice President

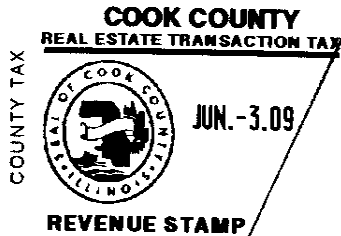
Forward future tax bills to:

~~Grantee~~

Bernard Schlosser  
181 S. Bloomington Rd, Ste 103  
Bloomington, IL 60108



REAL ESTATE TRANSFER TAX
0025000
FP 102809



REAL ESTATE TRANSFER TAX
0012500
FP326707

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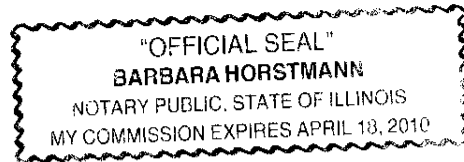
STATE OF ILLINOIS )  
COUNTY OF )

I, Barbara Horstmann, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Patricia Provenzano, personally known to me as Senior Vice President of Rob-Wal Investment Co., an Illinois corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such they signed and delivered the said instrument pursuant to proper authority given said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27<sup>th</sup> day of May, 2009.

Barbara Horstmann  
Notary Public

[SEAL]



My commission expires:

4/18/2010

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## EXHIBIT A LEGAL DESCRIPTION

LOTS 1, 2 AND 3 IN THE NORTH 1/2 OF BLOCK 122 IN MAYWOOD, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2 IN THE WEST 1/2 OF SECTION 11 AND THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 410-412 School St. and 901-905 S. 5<sup>th</sup> Ave., Maywood, Illinois 60153

Tax Parcel No.: 15-11-360-001-0000

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## EXHIBIT B PERMITTED EXCEPTIONS

1. Taxes and special assessments which constitute a lien on the land, but which are not yet due and payable.
2. Rights of the public and of the Village of Maywood in and to the East 7 feet of the land condemned for alley purposes on a petition of the Village of Maywood filed May 24, 1954, a judgment entered August 25, 1954 and an order of final confirmation entered December 6, 1955 in the county court of Cook County Case No. 152497.
3. Matters disclosed by plat of survey number 080486-Y prepared by certified Survey, Inc., dated March 19, 2009.
4. Unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
5. Building and use restrictions of record, if any.