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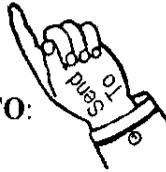


**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Anthony Florio, Esq.
1824 Hampshire Dr.
Hoffman Estates, IL 60192

Doc#: 0916144089 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/10/2009 03:20 PM Pg: 1 of 7

MAIL TAX STATEMENTS TO:



Joseph and Mary Capotosto
c/o Capps Plumbing & Sewer, Inc.
90 East Marquardt Drive
Wheeling, Illinois 60090

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 4th day of May, 2007, by 90 East Marquardt Drive LLC, an Illinois limited liability company (the "Grantor"), in favor of Joseph and Mary Capotosto, husband and wife (together, the "Grantee").

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained, sold and conveyed and does hereby bargain, sell, and convey unto the Grantee with special warranty covenants, the real estate situated and being in the County of Cook, State of Illinois, and being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE

together with any and all rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, all improvements located thereon, and any right, title and interest of Grantor in and to adjacent streets, alleys, rights-of-way and utility, water, drainage and other similar rights (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Property").

The bargain, sale and conveyance hereunder is subject and subordinate to all the matters identified on Exhibit B attached hereto and incorporated by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever. Grantor hereby covenants that it will WARRANT AND DEFEND the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claims the same, or any part thereof, by, through or under Grantor but not otherwise.

First American Title Order #

NLS 275188

DEC 1 OF 4

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Grantor hereby warrants with Grantee that the Property is unencumbered, except for the Permitted Exceptions.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees", respectively, if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

[signature page follows]

Property of Cook County Clerk's Office

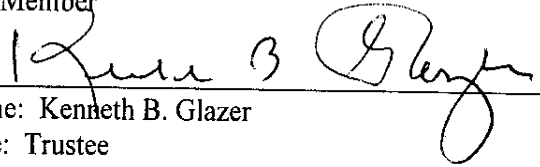
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WITNESS the signature of Grantor as of the day and year first above written.

GRANTOR:

90 EAST MARQUARDT DRIVE LLC, an Illinois limited liability company

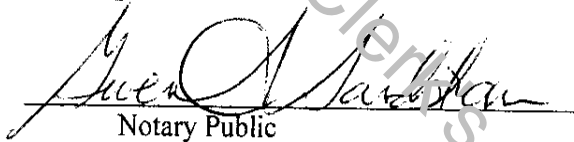
By: Kenneth B. Glazer Revocable Trust
Its: Sole Member

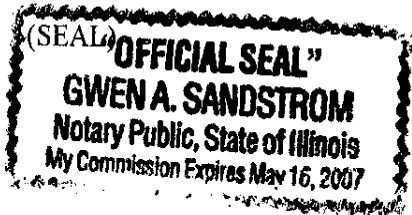
By: 
Name: Kenneth B. Glazer
Title: Trustee


STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Personally appeared before me a Notary Public in and for said State and County, Kenneth Glazer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and each who acknowledged himself to be the Trustee of the Kenneth B. Glazer Revocable Trust, which is the sole member of 90 East Marquardt Drive LLC, an Illinois limited liability company, the within named grantor, and that Kenneth B. Glazer as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of such trust on behalf the limited liability company by himself as Trustee.


Witness my hand and official seal this 2 day of May, 2007.


Notary Public



STATE TAX	STATE OF ILLINOIS  MAY -7.09	REAL ESTATE TRANSFER TAX
		01390.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 103037

0000042302

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX  MAY -7.09	REAL ESTATE TRANSFER TAX
		00695.00
	REVENUE STAMP	FP 103042

0000054507

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EXHIBIT A

Legal Description

Lot 2 in K-G Resubdivision of Lot 20 in Wheeling Center for Industry Unit 2 and Lots 23, 24 and 25 in Wheeling Center for Industry Unit 3, all being in the Southeast quarter of Section 14, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

90 East MARQUARDT Drive

Wheeling, IL 60090

Pin# 03-14-406-027

03-14-406-028

Property of Cook County Clerk's Office

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EXHIBIT B

Permitted Exceptions

1. The lien of general and special taxes for the year 2007 and subsequent years, not yet due and payable.
2. Terms, provisions and conditions of Wheeling Center for Industry Protective Covenants (Unit No. 2) filed April 4, 1977 as document LR2929946 made by First Bank of Oak Park, as Trustee under Trust Agreement dated June 2, 1967 and known as Trust No. 7999.
Certification of Extension of Restrictive Covenants recorded July 6, 2000 as document 00501513.
3. Terms, provisions and conditions of Wheeling Center for Industry Protective Covenants (Unit No. 3) filed April 4, 1977 as document LR2929948 and recorded as document 23875152 made by Clarence W. Marquardt, Jr. and Robert L. Marquardt, Co-Executors of the Estate of Clarence W. Marquardt, Sr., deceased.
Certification of Extension of Restrictive Covenants recorded July 6, 2000 as document 00501518 aforesaid.
4. A 50 foot building line as shown on the plat of Wheeling Center for Industry Unit Two filed April 4, 1977 as document LR2929945. Also shown and stated in K-G Resubdivision recorded October 29, 2003 as document 0330232060.
5. A 50 foot building line as shown on the plat of Wheeling Center for Industry Unit Three recorded April 4, 1977 as document 23875152 and filed as document LR2929947. Also shown and stated in K-G Resubdivision recorded October 29, 2003 as document 0330232060.
6. A 10 foot easement for public utilities as shown on the plat of Wheeling Center for Industry Unit Two filed April 4, 1977 as document LR2929945. Also shown and stated in K-G Resubdivision recorded October 29, 2003 as document 0330232060.
7. A 12 foot easement for public utilities and drainage as shown on the plat of Wheeling Center for Industry Unit Two filed April 4, 1977 as document LR2929945. Also shown and stated in K-G Resubdivision recorded October 29, 2003 as document 0330232060.
8. A 10 foot easement for public utilities as shown on the plat of Wheeling Center for Industry Unit Three recorded April 4, 1977 as document 23875152 and filed as document LR2929947. Also shown and stated in K-G Resubdivision recorded October 29, 2003 as document 0330232060.
9. A 12 foot easement for public utilities and drainage as shown on the plat of Wheeling Center for Industry Unit Three recorded April 4, 1977 as document 23875152 and filed as document LR2929947. Also shown and stated in K-G Resubdivision recorded October 29, 2003 as document 0330232060.
10. Easement provisions in favor of Commonwealth Edison Company, Illinois Bell Telephone Company, Northern Illinois Gas Company and the Village of Wheeling, their respective successors and assigns, to install, operate and maintain all equipment necessary for the

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purpose of serving the land and other property, together with right of access to said equipment, and the provisions relating thereto, as shown on the plat of Wheeling Center for Industry Unit Two filed April 4, 1977 as document LR2929945.

11. Easement provisions in favor of Commonwealth Edison Company, Illinois Bell Telephone Company, Northern Illinois Gas Company and the Village of Wheeling, 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 right of access to said equipment, and the provisions relating thereto, as shown on the plat of Wheeling Center for Industry Unit Three recorded April 4, 1977 as document 23875152 and filed as document LR2929947.
12. Easement provisions reserved for Village of Wheeling, Commonwealth Edison Company, Comcast Cable Communications, Inc. (Cable TV), NICOR Gas and SBC Illinois, 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 right of access to said equipment, and the provisions relating thereto, as shown on the plat of K-G Resubdivision recorded October 29, 2003 as document 0330232060 and as shown on survey by Jon P. Tice dated January 22, 2007, revised February 6, 2007, Order No. 23171-2 in those areas shown as Easements for Public Utilities and Easements for Public Utilities and Drainage.
13. Notice of Requirements for Storm Water Detention recorded June 29, 1975 as document 23538488, and the terms and conditions as contained therein.
14. Terms, provisions, conditions and limitations of Environmental No Further Remediation Letter recorded December 17, 2003 as document 0335150119.
15. Restrictions contained on the Warranty Deed recorded April 4, 2003 as document 0030452663, and the terms and conditions thereof.
16. All matters disclosed by Plat of Survey dated October 22, 2003 (Resurveyed for Kenneth B. Glazer on January 22, 2007) and prepared by Jon P. Tice.

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255 W. Dundee Road
 Wheeling, Illinois 60090
 (847) 459-2600 • Fax (847) 459-9692

VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 90 E MARQUARDT DR has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: _____

Carol Tress

Name: Carol Tress

Title: Utility Billing and Revenue Collection Coordinator

Date: 4/9/2009