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Doc#: 0920440018 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 07/23/2009 09:38 AM Pg: 1 of 4

#### SPECIAL WARRANTY DEED

THIS INDENTURE, made this 17th day of JUNE, 2009, between Georges' Properties, LLC an Illinois limited liability company ("Grantor"), and Cozzi/O'Brien Recycling, LLC, an Illinois limited liability company ("Grantee").

WITNESSETH, that the Granter, for and in consideration of the sum of Ten Dollars and other good and valuable consideration in head paid, by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of the limited liability company agreement, does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, FOREVER, all the following described premises, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto.

Together with all and singular 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 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, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and successors, 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 those permitted exceptions described on Exhibit B attached hereto.

Box 400-CTCC



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IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed and delivered by its duly authorized officer, as of the day and year first above written.

#### **GRANTOR:**

GEORGES' PROPERTIES, LLC		
By: Deong COBran Ju	STATE OF ILLINOIS	
Name: GEORGE C O'BRIEN TR Title: 12RES	- HUL. 21.09	00015.00
OTTATE OF TAXABLE		FP 103024
STATE OF Julianois )		
COUNTY OF COOK ) SS.		
I, Jewiser Ann Capeson, a Notary Public in and for said County in the State aforesaid,		

I, Jewise Ann Capes , a Notary Public in and for said County in the State aforesaid, do hereby certify that George County in the State aforesaid, of Georges' Properties, LLC, an Illinois limited liability company, 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 such 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 therein.

GIVEN under my hand and notarial seal this 17 day of June, 2009.

Semufacture pessing

Notary Public

OFFICIAL SEAL

ENOMER AND CAPESIUS

This Instrument Prepared by:

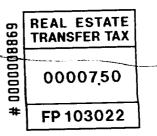
Send Subsequent Tax Bills to:

Rachel Bates Mayer Brown LLP 71 South Wacker Drive Chicago, Illinois 60606 Cozzi/O'Brien Recycling, LLC 10062 Franklin Avenue Franklin Park, Illinois 60131 Attention: Frank Cozzi

After Recording Return to:

Tamela Woods Mayer Brown LLP 71 South Wacker Drive Chicago, Illinois 60606





5248387 09099616

Special Warranty Deed 10068 Franklin Avenue

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#### **EXHIBIT A**

#### Parcel 1:

The South 152 feet of Lot "L" in Block 53, in the Third Addition to Franklin Park Subdivision, in the Southwest Quarter of Section 21, township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 2:

The West 1 root of Lot 11 in Block 53, in the Third Addition to Franklin Park Subdivision, in the Southwest Quarter of Section 21, Township 40 North, Range 12, East of the Third Principal Meridian, in Cock County, Illinois.

Common Address:

15058 Franklin Avenue, Franklin Park, IL

PINs:

12-21-311-032 and 12-21-311-052

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#### **EXHIBIT B**

#### Permitted Exceptions

- 1. Taxes for the second installment of 2008 and subsequent years not yet due and payable.
- 2. Mortgage dated December 5, 2005 and recorded January 13, 2006 as Document No. 0601302061 made by O'Brien Investments, LLC to American Chartered Bank to secure an indebtedness in the amount of \$280,000.00
- 3. Assignment of Rents dated December 5, 2005 recorded March 20, 2006 as Document No. 0607502183 made by O'Brien Investments, LLC to American Chartered Bank.