

# UNOFFICIAL COPY

This instrument was prepared by:  
Christyl Marsh  
Cohen, Salk & Huvad  
630 Dundee Road, Suite 120  
Northbrook, IL 60062

After recording return to:  
Gary H. Smith  
Law Office of Gary H. Smith PC  
205 W. Wacker Drive, Suite 510  
Chicago, IL 60606

Send subsequent tax bills to:  
Wah Real Estate II, LLC  
56 Wood Oaks Road  
Barrington, IL 60010



Doc#: 0935026133 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/16/2009 10:53 AM Pg: 1 of 5

For Recorder's Office Use Only

## SPECIAL WARRANTY DEED

1080 NERGE, LLC ("Grantor"), an Illinois limited liability company, having an address at 4343 W. Peterson Avenue, Chicago, Illinois 60646, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY unto WAAH REAL ESTATE II, LLC, an Illinois limited liability company, having an address at 56 Wood Oaks Road, Barrington, Illinois 60010 ("Grantee"), the real estate situated in the County of Cook, in the State of Illinois, described as follows (the "Real Estate"):

See Exhibit "A" attached hereto.

TO HAVE AND TO HOLD, the said premises with the appurtenances for the uses and purposes herein set forth. The delivery, acceptance and recording of this deed shall constitute an acknowledgment by Grantor and Grantee that the words of conveyance contained herein are intended to create a fee simple determinable estate in Grantee.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its successors and assigns, that Grantor has not done or suffered to be done anything whereby the Real Estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend the Real Estate, against all persons lawfully claiming or to claim the same, by, though or under it, subject to:

See Exhibit "B" attached hereto.

**BOX 333-CT**


JKY

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by a Manager, as of this 8<sup>th</sup> day of December, 2009.

**1080 Nerge, LLC**, an Illinois limited liability company


By:   
 Mike Chip, a Manager

### ACKNOWLEDGMENT


State of Illinois )  
 ) ss:  
 County of Lake )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **MIKE CHIP** personally known to me as a Manager of **1080 NERGE, 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, sealed and delivered the said instrument as such Manager of said limited liability company, pursuant to authority, given by the members of said limited liability company, as his own and free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

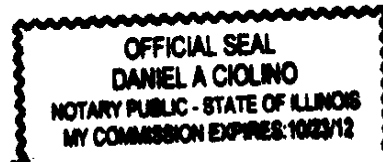
Given under my hand and notarial seal this 8<sup>th</sup> day of December, 2009.


  
 Notary Public

My Commission Expires: 10/23/12

 STATE OF ILLINOIS DEC. 14.09 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000058591	REAL ESTATE TRANSFER TAX
		0045000
		FP 103032

VILLAGE OF ELK GROVE VILLAGE REAL ESTATE TRANSFER TAX 12.15.09 27356.1350 12.15.09	
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COOK COUNTY REAL ESTATE TRANSACTION TAX COUNTY TAX  REVENUE STAMP DEC. 14.09	# 0000058686	REAL ESTATE TRANSFER TAX
		0022500

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## EXHIBIT "A" LEGAL DESCRIPTION

PIN: 08-31-400-040-0000

Address: 1080 Nerge, Elk Grove Village, Illinois 60007

PARCEL 1: LOT 3 IN FORD CITY BANK SUBDIVISION, BEING A <sup>75</sup>SUBDIVISION OF LOT 1 IN L.O.A.R. ENTERPRISES SUBDIVISION, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 1, 1985 AS DOCUMENT NO. LR3452187, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AUGUST 8, 1985 AS DOCUMENT NO. LR3453708, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## EXHIBIT "B" EXCEPTIONS TO TITLE

1. REAL ESTATE TAXES FOR 2009 AND SUBSEQUENT YEARS.
2. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
3. EASEMENT OVER THE EASTERLY 25 FEET OF LOT 3 AND THE SOUTH 10 FEET OF LOT 3 OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AS SHOWN ON PLAT OF SUBDIVISION FILED JUNE 17, 1982 AS DOCUMENT LR3263533.
4. EASEMENT OVER THE EASTERLY 25 FEET OF LOT 3 AND THE SOUTH 10 FEET OF LOT 3 OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER PROPERTY WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AS SHOWN ON PLAT OF FILED JUNE 17, 1982 AS DOCUMENT LR 3263533.
5. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE ORDINANCE RECORDED JUNE 24, 1980 AS DOCUMENT 25435694.
6. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE ORDINANCE RECORDED MARCH 13, 1980 AS DOCUMENT 25394231 REGARDING DECLARING A MORATORIUM ON CONDOMINIUMS.
7. A 10 FOOT UNDERGROUND EASEMENT FOR PUBLIC UTILITIES, SEWER, WATER AND DRAINAGE AS SHOWN ON PLAT OF SUBDIVISION FILED JUNE 17, 1982 AS DOCUMENT 3263533 OVER THE SOUTH LINE OF LOT 3.
8. A 25 FOOT UNDERGROUND EASEMENT FOR PUBLIC UTILITIES, SEWER, WATER AND DRAINAGE AS SHOWN ON PLAT OF SUBDIVISION FILED JUNE 17, 1982 AS DOCUMENT 3263533 OVER THE EASTERLY 25 FEET OF LOT 3.
9. GRANT OF EASEMENT FROM FORD CITY BANK AND TRUST CO., AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 15, 1981 AND KNOWN AS TRUST NUMBER 3729, TO THE COMMONWEALTH EDISON COMPANY DATED NOVEMBER 3, 1982 AND RECORDED DECEMBER 8, 1982 AS DOCUMENT 26433181 FOR THE RIGHT AND PRIVILEGES TO ENTER UPON AND TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE FROM TIME TO TIME, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS AND OTHER FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, TOGETHER WITH RIGHT OF ACCESS TO THE SAME AND THE RIGHT FROM TIME TO TIME, TO TRIM, OR REMOVE TREES, BUSHES AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLE REQUIRED INCIDENT TO THE GRANT HEREIN GIVEN IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY.
10. EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, SEWER, WATER AND DRAINAGE PURPOSES OVER THE SOUTH 10 FEET OF LOT 3 AS DISCLOSED BY PLAT FILED AS DOCUMENT LR 3452187 ON AUGUST 1, 1985 IN COOK COUNTY, ILLINOIS.
11. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES THERETO, OVER THE SOUTH 10 FEET AND THE NORTHEASTERLY 25 FEET AND THE EASTERLY 25 FEET OF LOT 3, AS DISCLOSED BY PLAT FILED AS DOCUMENT LR3452187 ON AUGUST 1, 1985 IN COOK COUNTY, ILLINOIS.
12. EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER LAND WITH

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TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT TO OVERHANG AERIAL SERVICE WIRES AND ALSO WITH RIGHT OF ACCESS THERETO AS GRANTED TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY OVER THE SOUTH 10 FEET AND NORTHEASTERLY 25 FEET AND THE EASTERLY 25 FEET OF LOT 3 AS DISCLOSED BY PLAT FILED AS DOCUMENT LR 3452187 ON AUGUST 1, 1985 IN COOK COUNTY, ILLINOIS.

13. COVENANTS AND RESTRICTIONS AS CONTAINED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE BY FORD CITY BANK AND TRUST COMPANY DATED AUGUST 5, 1985 AND FILED AUGUST 8, 1985 AS DOCUMENT LR3453708 STATING THAT NO IMPROVEMENTS SHALL BE CONSTRUCTED UPON LOT 2 AND NO IMPROVEMENTS OTHER THAN THE OFFICE BUILDING SHALL BE CONSTRUCTED ON LOT 1 WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER OF LOT 3; MAINTENANCE OF PARKING LOT, ACCESS ROAD, STREET AND SIDEWALKS CONSTRUCTED ON ANY PART OF THE SUBDIVISION SHALL BE MAINTAINED BY THE OWNER OF THE LOT UPON WHICH THE PARKING LOTS, ACCESS ROAD, STREET AND SIDEWALK ARE SITUATED; ANY IMPROVEMENT CONSTRUCTED UPON LOT 1 AND LOT 2 SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO ALWAYS PERMIT ACCESS FROM LOT 3 OVER LOTS 1 AND 2 TO A PUBLIC STREET IN A REASONABLY DIRECT ROUTE, ALL PARKING LOTS PLACED UPON ANY PART OF THE SUBDIVISION SHALL BE REASONABLY ACCESSIBLE FROM EACH OF THE LOTS; ALL OWNERS OF THE LOTS IN THE SUBDIVISION SHALL BE PERMITTED TO USE ANY PARKING LOT IN THE SUBDIVISION REGARDLESS OF WHERE SAME IS LOCATED; EACH LOT OWNER COVERAGE AND SAID POLICIES MUST NAME AS ADDITIONAL INSURED PARTIES, THE OWNERS OF THE OTHER LOTS IN THE SUBDIVISION, AS THEIR INTEREST MAY APPEAR; CONSTRUCTION; SUBSEQUENT AMENDMENT DEVELOPMENT. AMENDMENT TO DECLARATION FILED JULY 1, 1983 AS DOCUMENT LR3527805.
14. EASEMENT DISCLOSED BY SANITARY MANHOLE LOCATED IN THE SOUTHWEST CORNER OF THE LAND SOUTH OF THE TWO STORY BRICK OFFICE BUILDING AS DISCLOSED BY SURVEY DATED NOVEMBER 13, 1989, NO. 589-641 BY REITER & ASSOCIATES.
15. TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT FOR INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AUGUST 8, 1985 AS DOCUMENT NO. LR3453708, IN COOK COUNTY, AND THE RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.