



Doc#: 1009833017 Fee: \$74.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/08/2010 08:46 AM Pg: 1 of 6

THIS INSTRUMENT PREPARED BY:

Todd A. Bickel
Wildman Harrold Allen & Dixon
225 West Wacker Drive
Chicago, Illinois 60606

AFTER RECORDING RETURN TO:

Cathleen M. Keating
Martin, Craig, Chester & Sonnenschein LLP
2215 York Road Suite 550
Oak Brook, Illinois 60323

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 1st day of April, 2010, between **OAKWOOD PROPERTIES GROUP, L.L.C.**, an Illinois limited liability company having an address of 1260 W. Higgins Road, Hoffman Estates, Illinois 60195 ("**Grantor**"), to **S&L REAL ESTATE PROPERTIES LLC**, an Illinois limited liability company having an address of 901 Biesterfeld Road, Suite 105, Elk Grove, Illinois 60007 ("**Grantee**"). WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular the improvements and fixtures located thereon, 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 Grantor, either in law or equity of, in and to the above described premises, with the hereditament and appurtenances (collectively, the "**Real Property**").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns, in fee simple forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that Grantor has not done or suffered to be done, anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations and other exceptions set forth in Exhibit B attached hereto and made a part hereof (the "**Permitted Title Exceptions**").

1401-8488349ze/210007601

BOX 333-CT

UNOFFICIAL COPY

Property

STATE OF ILLINOIS



APR.-6.10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000915

REAL ESTATE
TRANSFER TAX

01200.00

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR.-7.10

REVENUE STAMP

0000000915

REAL ESTATE
TRANSFER TAX

00600.00

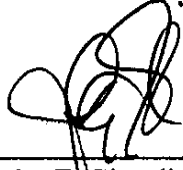
FP 103034

County Clerk's Office

UNOFFICIAL COPY

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

OAKWOOD PROPERTIES GROUP, L.L.C., an Illinois limited liability company

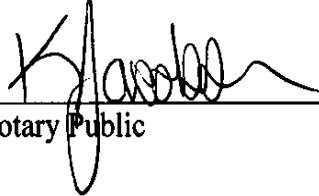
By: 

John T. Girardi, M.D.
Manager

STATE OF ILLINOIS
COUNTY OF Cook

I, the undersigned, a Notary Public, in and for the State aforesaid, do hereby certify that John T. Girardi, M.D. personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager of Oakwood Properties Group, L.L.C., an Illinois limited liability company and appeared before me 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 therein set forth.

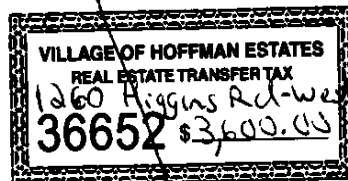
GIVEN under my hand and notarial seal this 1 day of April, 2010.



Notary Public

My Commission Expires:

Mail Tax Statements to: S& L Real Estate Properties LLC, 901 Biesterfield Road, Suite 105, Elk Grove Village, IL 60007



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 2 IN SOCIAL DYNAMICS HOFFMAN ESTATES SUBDIVISION OF PART OF LOT 13 IN BLOCK 192 IN THE HIGHLANDS WEST AT HOFFMAN ESTATES XXI, BEING A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ AND PART OF THE EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS RECORDED OCTOBER 7, 1975 AS DOCUMENT 23247962 OVER THE NORTHERLY 25 FEET OF THE SOUTHERLY 160 FEET OF THE EASTERLY 85 FEET AND OVER THE EASTERLY 13 FEET OF THE SOUTHERLY 135 FEET OF THAT PART OF LOT 13, IN BLOCK 192 IN THE HIGHLANDS WEST AT HOFFMAN ESTATES XXI, BEING A PART OF A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ AND PART OF THE EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS LYING WESTERLY OF A LINE DRAWN FROM A POINT ON THE SOUTHERLY LINE OF SAID LOT 13, WHICH IS 245 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 13 TO A POINT ON THE NORTHERLY LINE OF SAID LOT 13 WHICH 257.83 FEET EASTERLY OF THE NORTHWEST CORNER OF LOT 13.

COMMONLY KNOWN AS: 1260 HIGGINS ROAD, HOFFMAN ESTATES, IL
PERMANENT INDEX NO: 07-08-409-023-0000

UNOFFICIAL COPY

EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. Real Estate Taxes for the second installment of year 2009 and subsequent years.
2. Terms, provisions, conditions relating to the easement described as Parcel 2 in the legal description and rights of adjoining owners to the concurrent use of said easement.
3. Utility Easement as shown on the Plat of Subdivision recorded May 14, 1965 as Document 19463901 over the northerly 5 feet.
4. Covenants, conditions and restrictions contained in the Deed recorded as Document 20655199 and 20655200 relating to the use of said premises.
5. Agreement recorded March 21, 1969 as Document 20789094 made by and between Amalgamated Trust and Savings Bank, as Trustee under Trust Number 2070 and Humble Oil Refining Company, a corporation of Delaware relating to free access between property of Amalgamated and property of Humble Oil Company and adjoining.
6. Declaration of Easements recorded August 14, 1974 as Document 22815356 for a perpetual easement for sanitary sewer and other public utilities.
7. Grant of Easement dated October 6, 1975 and recorded October 7, 1975 as Document 23247962.
8. A 20 foot building setback line located along the southwesterly line of the land and a 20 foot rear yard setback line located along the northeasterly line of the land as shown on the Plat of Social Dynamics Hoffman Estates Subdivision recorded October 19, 1984 as Document 27301430.
9. Storm Easement over the southerly 5 feet of the northerly 10 feet of the land as shown on the Plat of Social Dynamics Hoffman Estates Subdivision recorded October 19, 1984 as Document 27301430.
10. Easement for vehicular and pedestrian ingress and egress over the easterly 25 feet of the southerly 160 feet and the southerly 25 feet of the land as shown on Plat of Social Dynamics Hoffman Estates Subdivision recorded October 19, 1984 as Document 27301430.
11. Easement reserved for and granted to the Illinois Bell Telephone Company, the Commonwealth Edison Company, Warner-Amex Cable Communication Company of the Northwest Suburbs, Northern Illinois Gas Company and the Village of Hoffman Estates, Cook and Kane Counties, Illinois as shown on the Plat of Subdivision recorded October 19, 1984 as Document 27301430.

UNOFFICIAL COPY

12. Easements for public utilities and drainage as shown and granted on the Plat of Subdivision recorded as Document 27301430.
13. Terms and provisions of an easement recorded May 16, 1985 as Document 85022623 for ingress and egress.
14. Declaration of Covenant recorded May 16, 1985 as Document 85022624 and Termination of Covenant Liability all relating to Easement recorded as Document 85022623.
15. Matters of survey shown on the Plat of Survey prepared by Michael J. Emmert Surveys, Inc. dated September 14, 2009.
16. Rights, if any, of public and quasi-public utilities in the land as disclosed by Plat of Survey prepared by Michael J. Emmert Surveys, Inc. dated September 14, 2009.