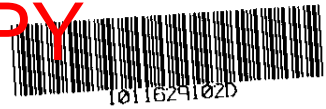


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Doc#: 1011629102 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/26/2010 03:42 PM Pg: 1 of 3

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

After recording return to:
Michael Lorkowski
2405 Sweet Clover Court
Elgin, IL 60124

Send subsequent tax bills to:
Michael Lorkowski
2405 Sweet Clover Court
Elgin, IL 60124

For Recorder's Office Use Only

SPECIAL WARRANTY DEED

OM&I HOFFMAN THREE LLC, an Illinois limited liability company ("Grantor"), having an address at 1111 W. 22nd Street, Suite 800, Oak Brook, Illinois 60523, 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 **MICHAEL LORKOWSKI**, having an address at 2405 Sweet Clover Court, Elgin, Illinois 60124 ("Grantee"), the real estate situated in the County of Cook, in the State of Illinois, described as follows (the "Real Estate"):

Lot 2 in Devonshire Woods Estates being a subdivision in Section 8, Township 41 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded July 25, 2007 as Document 0720615092, in Cook County, Illinois.

F.A.T.I.C.

File # 20118530 PCS-435 844
1001 83

PIN: 06-08-101-008-0000

Address: 1704 White Spruce Drive (Lot 2, Devonshire Woods Estates), Hoffmar Estates, IL 60192

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:

General real estate taxes not yet due and payable; the permitted exceptions set forth on **Exhibit A** attached hereto; and Grantee's mortgage, if any.

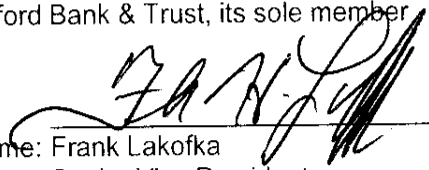
3
KM

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be executed as of this 16 day of April, 2010.

OM&I Hoffman Three LLC, an Illinois limited liability company

By: Oxford Bank & Trust, its sole member

By: 
Name: Frank Lakofka
Title: Senior Vice President

ACKNOWLEDGMENT

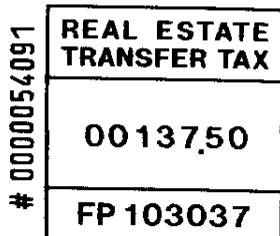
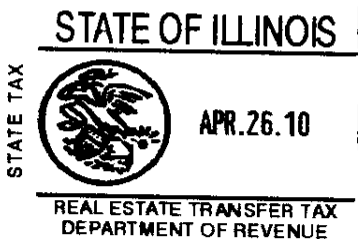
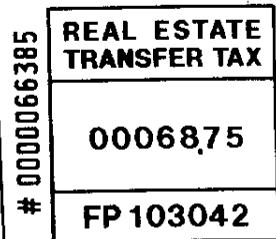
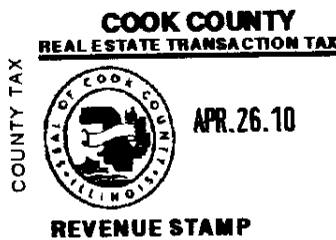
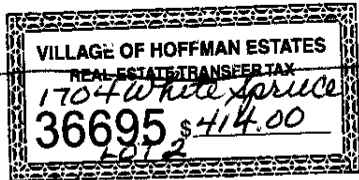
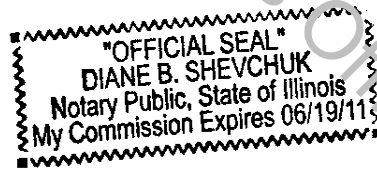
State of Illinois)
) ss:
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Frank Lakofka personally known to me as a Senior Vice President of Oxford Bank & Trust, the sole member of OM&I Hoffman Three 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 officer of the sole member 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 16th day of APRIL, 2010.


Notary Public

My Commission Expires: 6-19-11



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Exhibit A

Permitted Exceptions

1. Terms and provisions of an easement acquisition agreement made by and between Oak Brook Bank as trustee, Shoe Factory Road L.L.C., Ryland Group, Inc, Suburban Bank and trust Company as trustee, and Golf & Rohrsen Limited Partnership recorded October 26, 2001 as document 0011002388.
2. Agreement between U.S. Shelter Inc and the Sanitary District of Elgin recorded August 16, 1988 as document 88370729 and the terms and conditions thereof.
3. Resolution number 953-1995 of the Village of Hoffman Estates recorded March 30, 1995 as document 95225732 relating to the recapture of the costs of construction of certain water tower improvements.
4. Easement in favor of Northern Illinois Gas for the installation, maintenance, repair, relocation, removal and renewal of gas mains granted by document 93191086 on March 15, 1993 and the terms and conditions contained therein.
5. Easement in favor of Northern Illinois Gas for the installation, maintenance, repair, relocation, removal and renewal of gas mains granted by document 17533797 on May 11, 1959 and the terms and conditions contained therein.
6. Rights of the United States of America, the State of Illinois, the municipality and the public in and to that part of the land lying within the bed of the watercourse and the rights of other owners of land bordering on the river in respect to the water of said watercourse.
7. Easements for utilities as contained in grant of easement recorded as document 0010323770 and the terms and provisions contained therein.
8. Covenants and Restrictions contained in Declaration for Devonshire Woods Estates recorded July 25, 2008 as document 0820749003 relating to among other things the creation of a homeowners association and the levying of assessments.
9. Terms and provisions of an agreement recorded November 2, 2007 as document 0730618108 between Hoffman Estates Park District and Hoffman Estates Three LLC.
10. Notice of statement of awareness executed by the Village of Hoffman Estates and recorded November 14, 2007 as document 0731855007 and the terms and provisions contained therein.
11. Building lines as shown on plat of Devonshire Woods Estates recorded as document 0720615092.
12. Easements as shown on plat of Devonshire Woods Estates recorded as document 0720615092 for public access, stormwater management, public utilities, landscape buffer and signage, and the terms and provisions contained therein.
13. Easements for public utilities as shown on plat of Devonshire Woods Estates recorded as document 0720615092 granted to The Village of Hoffman Estates, Nicor, Commonwealth Edison Company and Ameritech Illinois aka Illinois Bell Telephone, and AT&T to install, maintain, repair and replace their equipment together with right of access thereto and the terms and provisions contained therein.