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Prepared by: James P. Healy Jr. Goldstine, Skrodzki, Russian, Nemec and Hoff, Ltd. 835 McClintock Drive Burr Ridge, Illinois 60527

and after recording return to:

Arthur E. Stamas, P.C. 330 N. Wabesh, Suite 2305 Chicago, Litinois 60611 Attn: Arthur E. Stamas



Doc#: 1031233079 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds
Date: 11/08/2010 01:52 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this day of November, 2010 by and between 3650 BUILDING, L.L.C., an Illinois limited liability company having an address at 3650 W. 95th Street, Fvergreen Park, Illinois 60805 ("Grantor"), and OAK BROOK TERRACE PROPERTY LLC, an Illinois limited liability company having an address at c/o Pete's Fresh Market, 4343 S. Pulaski, Chicago, Illinois 60632 ("Grantee").

WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit "A" attached necess and made a part hereof, together with all buildings, structures and improvements located thereon and all rights, easements and appurtenances in any manner appertaining or belonging to said property;

TO HAVE AND TO HOLD the property aforesaid unto Grantee, subject only to the matters set forth in Exhibit "B" attached hereto and made a part hereof Correinafter the "Permitted Exceptions"). Grantor will warrant and forever defend the right, title and interest to the aforesaid property unto Grantee against the lawful claims (except for claims arising under and by virtue of the Permitted Exceptions) of all persons claiming by, through or under Grantor but none other. "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

[Signature Page Follows]

Box 400-CTCC

NO 1510 IN Village of Evergreen Park

Real Estate Transaction Stamp

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

3650 BUILDING, L.L.C.,

an Illinois limited liability company

Kent F.W. Armbruster, M.D., Manager

STATE OF ILLINOIS

COUNTY OF _ COOK

company, for the uses and purposes therein set forth.

day of November, 2010, before me, the undersigned, a Notary Public in and for the State of Illinois, appeared Kent F.W. Armbruster, M.D., personally known to me to be the Manager of 3650 Building, L.L.C., an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, and he signed and delivered said instrument on behalf of the limited liability company pursuant to authority given by the Members of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability

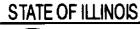
IN TESTIMONY WHEREOF, I have hereumo set by hand and affixed my official

seal in the County and State aforesaid, the day and year first above written.

Notary Public

(Seal)

My Commission Expires: 10/05/13





NOV.-4.10

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX 0042500

FP 103024

COOK COUNTY TE TRANSACTION COUNTY TAX

REAL ESTATE 000000035 TRANSFER TAX

0021250

FP 103022

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EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 19, 20, 21 AND 22 IN THEINER AND MALKIN'S THIRD ADDITION TO CRAWFORD HIGHLANDS, BEING A SUBDIVISION OF THE SOUTH ½ OF THE WEST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

/n as: 3550 /n
4-02-325-031-000.
24-02-325-032-0000
24-02-325-034-0000 Commonly known as: 3550 W. 95th Street, Evergreen Park, Illinois

PIN(s):

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EXHIBIT "B"

PERMITTED EXCEPTIONS

- 1) The rights of tenants and other parties in possession of the property;
- 2) The lien of all ad valorem real estate taxes and assessments not yet due and payable as of the date hereof;
- 3) Local, state and federal laws, ordinances or governmental regulations, including but not limited to building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the property;
- 4) All matters disclosed by the existing survey delivered to Grantee or which would be disclosed by a current, accurate ALTA survey of the property or a physical inspection thereof;
- 5) Acts done or things suffered by Grantee or anyone claiming by, through or under Grantee; and
- Encroachment of the Building over the South property line by 0.10 to 0.12 feet and over the West property line by 0.02 feet to 0.05 feet as shown on Survey by Schomig Land Surveyors Ltd., dated September 26, 1995 #250603.