

UNOFFICIAL COPY

AMC# 2092873

THIS DOCUMENT WAS PREPARED BY:

Alan F. Block
Block & Landsman
33 N. LaSalle Street, Suite 1400
Chicago, IL 60602



Doc#: 1034012237 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/06/2010 02:11 PM Pg: 1 of 5

AFTER RECORDING MUST BE RETURNED TO:

Mail Tax Bill to
Laurel Krueger
Atlas Oil Company
363 W. Big Beaver Road, Suite 250
Troy, Michigan 48064

This space is for RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS INDENTURE made this 9th day of November, 2010, between Fifth Third Bank, an Ohio banking corporation, 222 E. Riverside Plaza, 30th Floor, Chicago, IL 60606, created and existing under and by virtue of the laws of the State of Ohio and duly authorized to transact business in the State of Illinois, as Grantor, and Atlas Oil Company, a Michigan corporation, as Grantee.

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

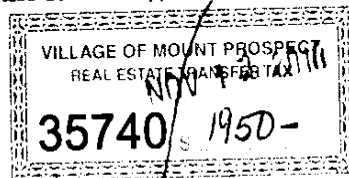
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

COMMON ADDRESS: 1020 Rand, Mount Prospect, IL 60056

Capitalized terms not defined herein shall have meanings ascribed to them in the Commercial Real Estate Purchase And Sale, as amended, between Grantor and Grantee.

Together with all and singular the hereditament and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, unto the Grantee, either in law or in equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate. This Deed is subject to general real estate taxes for 2009 and subsequent years; covenants, conditions and restrictions of record; easements of record for the benefit of private parties and the public, for the following uses: utilities, drainage and roads



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C.A.*

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
 NOV. 29. 10
 STATE TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 866000000 #
 REAL ESTATE TRANSFER TAX
 0065000
 FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 NOV. 29. 10
 COUNTY TAX
 DEPARTMENT OF COOK COUNTY
 JEFFERSON
 REVENUE STAMP
 00007007 #
 REAL ESTATE TRANSFER TAX
 00325.00
 FP 103028

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and highways, provided the same do not prohibit use of the property for Buyer's intended use; party wall rights and agreements; existing leases and tenancies (if any); special taxes and assessments for improvements not yet completed and for improvements already completed, if any, and acts done and suffered through Grantee.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, its successors and assigns, 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 the said premises, against all persons lawfully claiming, or to claim the same by, through or under it, WILL WARRANT AND DEFEND, subject to the exceptions identified in the Commitment for title insurance (number 2092873) issued by First American Title Company.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written:

SELLER:

FIFTH THIRD BANK, an Ohio banking corporation

By: Matthew Kirchner

Its Vice President

By: Stephen J. Pugh

Its Vice President

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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STATE OF ILLINOIS)

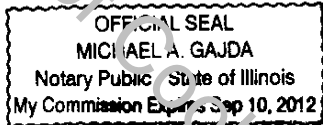
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Matthew Kirchner and Stephen Taglione, Vice Presidents of Fifth Third Bank, the Grantor, personally known to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes therein set forth.

Given under my name and official seal, November 9, 2010.

Michael A. Gajda

Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: THAT PART OF THE SOUTH 1653.37 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (MEASURED ON THE EAST LINE OF SAID TRACT) AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 35, THENCE WEST ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 FOR A DISTANCE OF 1108.91 FEET, THENCE NORTH ALONG A LINE WHICH MAKES AN ANGLE OF 90 DEGREES, 0 MINUTES WITH THE LAST DESCRIBED LINE FOR A DISTANCE OF 33.0 FEET TO AN INTERSECTION WITH THE NORTH LINE OF CENTRAL ROAD FOR A POINT OF BEGINNING, THENCE WEST ALONG THE NORTH LINE OF CENTRAL ROAD FOR A DISTANCE OF 150.0 FEET, THENCE NORTH ALONG A LINE WHICH MAKES AN ANGLE OF 90 DEGREES, 0 MINUTES WITH THE LAST DESCRIBED LINE FOR A DISTANCE OF 158.47 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF RAND ROAD (ROUTE NUMBER 12) THENCE SOUTHEASTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF RAND ROAD FOR A DISTANCE OF 176.29 FEET TO A POINT ON THE WEST LINE OF MT. PROSPECT ROAD EXTENDED NORTH, THENCE SOUTH 62.11 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS. (EXCEPTING THEREFROM THE SOUTH 17 FEET OF THE LAND AS CONDEMNED IN CASE 78L15470).

Permanent Index #'s: 03-35-301-020 0000 Vol. 0235

Property Address: 1020 East Rand Road, Mt. Prospect, Illinois 60056

Office of Cook County Clerk's Office