

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:  
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225 West Wacker Drive, Suite 2800  
Chicago, Illinois 60606



Doc#: 1106134077 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/02/2011 01:52 PM Pg: 1 of 5

AFTER RECORDING RETURN TO:  
Barnes & Thornburg LLP  
One North Wacker Drive, Suite 4400  
Chicago, Illinois 60606  
Attention: Wesley W. Broquard, Esq.

SUBSEQUENT TAX BILLS TO BE SENT TO:  
Tollview Connect, LLC  
3005 Tollview Drive  
Rolling Meadows, Illinois 60008  
Attention: Phillip J. Lattanzio

## SPECIAL WARRANTY DEED

THIS INDENTURE, made as of January 28, 2011, between Ernest R. Young, a married man as his sole and separate property, having an address of 647 Gold Strike Court, Lincoln, California 95648-8338 ("Grantor"), to Tollview Connect, LLC, an Illinois limited liability company, having an address of 3005 Tollview Drive, Rolling Meadows, Illinois 60008 ("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 GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, an undivided 7.62032% tenant-in-common interest in and to 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").

Grantor affirms that the Real Property conveyed herein does not constitute homestead property of Grantor.

Stamps affixed to document # 1106134071

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

*[Remainder of Page Intentionally Blank-Signature and Acknowledgement on Immediately Succeeding Page]*

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## SIGNATURE PAGE TO SPECIAL WARRANTY DEED

Ernest R Young  
Ernest R. Young

STATE OF CA  
COUNTY OF Placer

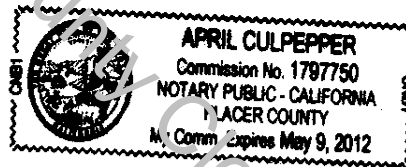
I, the undersigned, a Notary Public, in and for the State aforesaid, do hereby certify that Ernest R. Young personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 28 day of Jan, 2011.

April Culpepper  
Notary Public

My Commission Expires:

May 9, 2012



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## EXHIBIT A LEGAL DESCRIPTION

That part of Lot 13 in Rolling Meadows Industrial Center Unit 1, a subdivision of part of Sections 7 and 8, Township 41 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois bounded by a line described as follows:

Commencing at a point on the northerly line of said Lot 13, said line being a curved line, convex to the north and having a radius of 11,884.15 feet, 278.52 feet arc measure easterly of the northwest corner of said lot, thence southerly on a radial line of said curve, a distance of 300.00 feet to a point on the southerly line of said Lot 13, being a curved line having a radius of 11,584.16 feet and being concentric with the aforescribed curved line, a distance of 105.93 feet, arc measure to the southeast corner of said lot, thence northerly along the easterly line of said lot, 300.0 feet to the northeast corner thereof, thence westerly along the northerly line of said lot 108.66 feet, arc measure, to the point of beginning; and

All of Lot 14 in Rolling Meadows Industrial Center Unit 1, a subdivision of part of Sections 7 and 8, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 3005 - 3075 Tollview Drive, Rolling Meadows, Illinois  
Assessor Parcel Numbers: 08-08-302-009 (Lot 13); 08-08-302-003 (Lot 14)

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## EXHIBIT B

### PERMITTED TITLE EXCEPTIONS

1. General taxes for the year 2010 and subsequent years.
2. Terms, provisions and restrictions as contained in the Grant of Easement dated April 18, 1980 and recorded June 10, 1980 as Document No. 25481651 by and between Burton H. Upjohn, individually and doing business as The Upjohn National Leasing Co. and Elisabeth S. Upjohn his wife, Edward P. Thompson and Elizabeth H. Thompson, his wife (Grantors) and The Prudential Insurance Company of America (Grantee), and as shown in the Warranty Deed recorded April 6, 2005 as Document Number 0509618132 relating to the use of the water distribution facilities.
3. A 30 foot building line over the north line of the premises shown on the plat of subdivision recorded as Document Number 19592045 and Warranty Deed recorded as Document Number 0509618132.
4. Easement for public utilities and drainage as shown on the plat of subdivision recorded as Document Number 19592045 and Warranty Deed recorded as Document Number 0509618132 (affects the southerly 10 feet).