

# UNOFFICIAL COPY

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**After recording return to:**

Valerie Haugh, Esq.  
Haugh & Associates  
525 Dee Lane, Suite 200  
Roselle, IL 60172

**Mail tax bills to:**

Bana 123, LLC  
2425 Touhy Ave.  
Elk Grove Village, IL 60007  
Attn: Parvin Dhanji



Doc#: 1203216048 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/01/2012 12:34 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED

THE GRANTOR, **2425 TOUHY LLC**, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, **REMISES, RELEASES, ALIENS and CONVEYS** to **BANA 123, LLC**, an Illinois limited liability company, its successors and assigns, **FOREVER**, the following real estate situated in the County of Cook in the State of Illinois, to-wit (the "Premises"):

LOT 2 IN HIGGINS AND TOUHY SUBDIVISION (BEING A RE-SUBDIVISION OF LOTS 32 AND 33 IN CENTEX INDUSTRIAL PARK UNIT 3, BEING A SUBDIVISION IN SECTION 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN) ACCORDING TO THE PLAT THEREOF RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON JULY 20, 2007 AS DOCUMENT 0720115111.

Permanent Real Estate Index Numbers: 08-26-410-007-0000 and 03-35-201-011-0000  
Address of Real Estate 2425 Touhy Avenue, Elk Grove Village, IL 60007

Together with all and singular hereditaments 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 of the Grantor, either in law or equity, of in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on **Exhibit A**, attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor will warrant and forever defend the

**Box 400-CTCC**

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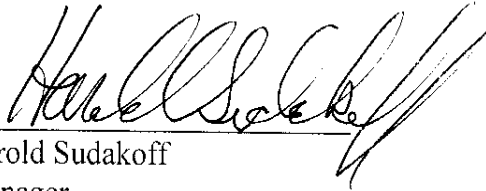
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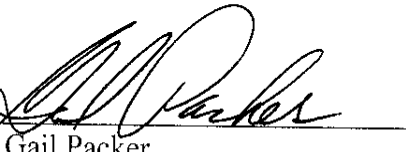
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Premises against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Dated this 27<sup>th</sup> day of December, 2011.

**2425 TOUHY LLC**, an Illinois limited liability company

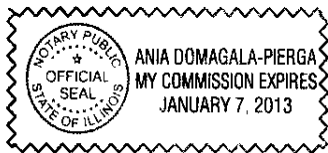
By:   
Harold Sudakoff  
Manager

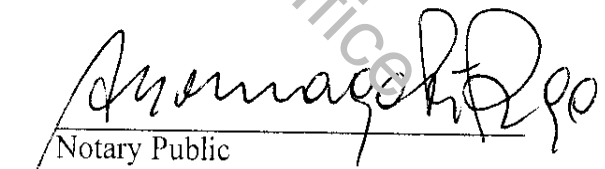
By:   
Gail Packer  
Manager

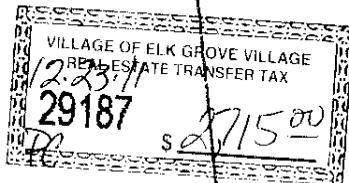
STATE OF ILLINOIS     )  
  )ss  
COUNTY OF COOK     )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **HAROLD SUDAKOFF, Manager** of **2425 TOUHY LLC** 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 and delivered the said instrument as his 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 official seal, this 27<sup>th</sup> day of December, 2011.



  
Notary Public





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## EXHIBIT A

### Permitted Title Exceptions

1. General real estate taxes for tax year 2011 and subsequent years.
2. Building line as shown on plat of subdivision recorded December 8, 1961 as Document 18350756 and filed in the office of the registrar of titles as LR2011608, over the Northwesterly line of the land.
3. Declaration of Easements dated June 28 1962 and recorded July 5, 1962 as Document 1854141 and as shown on plat of Higgins and Touhy Subdivision recorded as Document 0720115111.
4. Railroad switch track located along the southwest corner of the Premises and as depicted on plat of survey prepared by Land Surveying Services, Inc. dated November 7 2011, Job Number LS110552.
5. Terms, conditions, covenants and restrictions contained in Declaration of Easement dated May 4, 2007 and recorded August 10, 2007 as Document 072226001, as amended by that certain Amendment to Declaration of Easements dated December 27, 2011 and recorded on FEBRUARY 1, 2012 as Document 1203216049
6. Easement in favor of the Commonwealth Edison Company, Ameritech Company and cable television franchises, if any, Northern Illinois Gas Company, and their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Premises and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the plat recorded as Document 0720115111.