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Doc#: 1209026105 Fee: \$48.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 03/30/2012 02:06 PM Pg: 1 of 6

This instrument prepared by.
Allan Afrow, Esq.
Kin Properties, Inc.
185 N.W. Spanish River Blvd., Suite 150
Boca Raton, FL 33431
Phone: 561/620-9200

Return recorded deed and Mail Tax Statements (o: Taubensee Family Limited Partnership IV c/o Steel Technology Services Inc.
Attn: Nancy Taubensee
600 Diens Drive
Wheeling II 60090

Property Identification #: 23-12-210-006-0000 Property Address: 9600 S. Harlem Avenue, Bridgeview, IL

60+55

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 2/r/day of March, 2012, between SANBELL LIMITED PARTNERSHIP, a Delaware limited partnership, having an address at 185 N.W. Spanish River Boulevard, Suite 100, Boca Raton, Florida 33431, Grantor, and TAUEENSEE FAMILY LIMITED PARTNERSHIP IV, an Illinois limited partnership, having an address at c/o Steel Technology Services Inc., Attn: Nancy Taubensee, 600 Diens Drive, Wheeling, IL, 60090, Grantee.

WITNESSETH, that said Grantor, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey, and release unto the Grantee, the heirs,

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W:\3276\SALE TO TAUBENSEE\Deed.doc Property # 3276 Bridgeview, IL

Box 400-CTCC

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executors, administrators, successors and assigns of the Grantee forever, in the following described real property:

All that certain plot, piece or parcel of land, with the buildings and improvements thereon, erected, situate, lying and being in the County of Cook, and State of Illinois, as more particularly described on Exhibit A attached hereto and made a part hereof.

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above-described premises to the center lines thereof.

TOGETHER with the appurtenances and all estate and rights of the Grantor in and to said premises.

SUBJECT to easements, agreements, covenants, restrictions and other items of record and to rights of parties in possession.

SUBJECT to encroachments, overlaps, boundary line disputes, easements not of record, or other matters which would be disclosed by an accurate survey or inspection of the premises.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the heirs, executors, administrators, successors and assigns of the Grantee forever.

AND the said Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way what ever, except as aforesaid.

AND the said Grantor does hereby covenant that, subject to the foregoing, it will forever warrant and defend the title to the premises unto the Grantee, its successors and assigns, against the lawful claim of all persons claiming by, through or under the Grantor, but against none other.

Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns, wherever the context so admits or requires.

IN WITNESS WHEREOF, the Grantor has duly executed this deed the day and year first above written.

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In the presence of:

Witnesses:

SANBELL LIMITED PARTNERSHIP,

a Delaware limited partnership

By its General Partner:

Sanbell Company, Inc.,

a Delaware corporation

By: Alm. Sun

ANDREW M. SCHREIER

Vice President

Connie Turnhert

STATE OF FLORIDA COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, a Notary Public, this day of March, 2012, by ANDREW M. SCHREIER, AS VICE PRESIDENT OF SANBELL COMPANY, INC., A DELAWARE COKTORATION, AS GENERAL PARTNER OF SANBELL LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, on behalf of the Corporation/Partnership, who is personally known to me, or who produced a driver's license as identification.

23-12-210-006-0000 | 20120301602662 | 8S1TV1

Maurican Sorran

Notary Public- State of Flori la at Large

Notary Print Name:

My Commission Expires:

(SEAL)



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EXHIBIT A

That part of the Northeast 1/4 of Section 12, Township 37 North, Range 12, East of the Third Principal Principal Meridian bounded by a line described as follows:

Commencing at a point in the East line of the Northeast 1/4 of said Section 12, which is 1341.85 feet South of the Northeast corner of said Northeast 1/4; thence West at right angles to the said East line a distance of 190.0 feet for a point of beginning; thence continuing West along said line drawn at right angles to the East line of said Northeast 1/4 a distance o 545.16 feet; thence South a distance of 28 0 feet to a point on a line 300.00 feet Northeasterly, as measured at right angles, and parallel with the Northeasterly right of way line of that land conveyed to the Illinois State Toll Highway Commission in document 17286868; thence North 86 degrees 03 minutes 55 seconds West along a line which forms an angle of 45 degrees to the left with said parallel line a distance 424.26 feet to a point on the Northeasterly right of way line of the Illinois State Toll Highway; thence North 41 degrees 33 minutes 55 seconds West along the Northeasterly line of said right of way a distance of 400.00 feet; thence North 48 degrees 56 minutes 05 seconds East a distance of 132.77 feet to a point on a corved line the last described line being a radial line of said curve; thence Easterly along said curved line, convex to the South and having a radius of 70.0 feet a distance of 138.74 feet, arc measure, thence East a distance of 1015.06 feet to a point on a line 190.0 feet West, measured at right angles, and parallel with the East line of the Northeast 1/4 of said Section 12; thence South along said parallel line 405.0 feet to the place of beginning in Cook County, Illinois.

LESS AND EXCEPT THEREFROM all that certain property conveyed by Special Warranty deed dated July 24, 2006, from Sanbell Limited Partnership, as Greator, to the Illinois State Toll Highway Authority, an Instrumentality and Administrative Agency of the State of Illinois, as Grantee, recorded October 25, 2006, as Document # 0629847143, with the Recorder of Deeds, Cook County, Illinois, to-wit:

That part of the Northeast Quarter of Section 12, Township 37 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, also being a part of the parcel described to Sanbell Limited Partnership, a Delaware limited partnership, in a Warranty Deed recorded January 30, 1992, as Document Number 92062823 in the Office of the Recorder of Cook County, Illinois, more particularly described as follows:

Commencing at the Northeast corner of said Northeast quarter (as marked by an iron rod per document number 97493327 in said office of the Recorder); thence South 01 degree 58 minutes 22 seconds East (this and all subsequent bearings based on the Illinois Coordinate System of 1983, East Zone), 936.92 feet along the East line of said Northeast Quarter to the North line of said Sanbell Parcel extended East; thence South 88 degrees 02 minutes 16 seconds West,

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1204.32 feet along said North line extended to the most Northerly curved line of said Sanbell parcel, being a non-tangent curve concave to the North; thence Westerly, 138.72 feet along said non-tangent curve, having a radius of 70.00 feet and a chord bearing South 80 degrees 12 minutes 23 seconds West, 117.12 feet to the most Westerly North line of said Sanbell parcel; thence South 46 degrees 59 minutes 12 seconds West 85.30 feet along said line to the point of beginning; thence South 34 degrees 51 minutes 02 seconds East, 132.24 feet; thence South 40 degrees 41 minutes 57 seconds East, 286.46 feet to the South line of said Sanbell parcel; thence North 88 uegrees 00 minutes 48 seconds West, 24.22 feet along said South line to the Easterly right of way hire of the Tri-State Tollway; thence North 43 degrees 00 minutes 48 seconds West, 400.00 feet along said Easterly right of way line to the most Westerly North line of said Sanbell parcel; thence North 46 degrees 59 minutes 12 seconds East, 47.47 feet to the Point of squa.

Or Cook County Clark's Office Beginning; containing 11395 square feet, or 0.262 acres, more or less

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PLAT ACT AFFIDAVIT

	TE OF HANNON FLORIDA SS.	
COI	UNTY OF COOK	
AN	DREW M. SCHREIER , being duly sworn on oath, st	ates that
	YXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	That the
atta	ched deed is not in violation of 765 ILCS 205/1 for one of the following reasonce Raton, FL 33431	
_		
1.	Baid Act is not applicable as the grantors own no adjoining property to the premises described in said deed;	
	- OR -	
	the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July	
2.	The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve streets or easements of access.	e any new
3.	The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new easements of access.	streets or
4.	The sale or exchange of parcels of land between owners of adjoining and contiguous land.	
5.	The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility which does not involve any new streets or easement of access.	facilities,
6.	The conveyance of land owned by a railroad or other public utility which does not involve any new streets or of access.	easements
7.	The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedicati for public use or instruments relating to the vacation of land impressed with a public use.	on of land
8.	Conveyances made to correct descriptions in prior conveyances.	
9.	The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than and not involving any new streets or easements of access.	two parts
CI	RCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.	
Afi Illi	fiant further states that <u>he</u> makes this affidavit for the purpose of inducing the Recorder of Deeds of Coording. SANBELL LIMITED PARINERSHIP, a Delaware is By: Its General Partner Sanbell Company, Inc., a Delaware corporation. By: ANDREW M. SCHREIER, VICE PRESIDENT	limited partnership,
	JBSCRIBED and SWORN to before me	
thi	s 21st day of Morch 2012 maurum Starra	
	mayoun Horra.	

Notary Public