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SPECIAL WARRANTY DEED

MAIL TO:

Robert C. Lake
Lake & Earhart, LLC
290 S. County Farm Road, Suite M
Wheaton, Illinois 60187



Doc#: 1229604047 Fee: \$74.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/22/2012 10:22 AM Pg: 1 of 5

Doc 1 of 1
Doc 1061
CT/ST5133562 AH

NAME & ADDRESS OF TAXPAYER:

Compass Real Estate Services, LLC
~~879 Maple Ave.,~~ P.O. BOX 181
~~Palatine, IL 60067~~ GLENVIEW, IL
60025

RECORDER'S STAMP

THE INDENTURE, made this 4th day of ~~September~~ ^{October}, 2012 between NATIONAL REALTY HOLDINGS, LLC, a limited liability company created and existing under and by virtue of the laws of the Illinois and duly authorized to transact business in the State of Illinois, as Grantor of the first part, and Grantee, COMPASS REAL ESTATE SERVICES, LLC. WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Managing Partners of said limited liability Company, by these presents does GRANT, SELL and CONVEY unto Grantee, and to his heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of LAKE and State of Illinois known and described as follows, to wit:

PARCEL 1:

LOT 1 TO 14, BOTH INCLUSIVE IN DAGAN PARK ESTATES SUBDIVISION, A RESUBDIVISION OF LOTS 3, 4, 5, 6, 9, 10, 11 AND THE EAST 58 FEET OF LOT 7 IN BLOCK 5 IN FRANK E. MERRILL AND COMPANY'S PALATINE ACRES IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 2, 2005 AS DOCUMENT 0533610188, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

OUTLOT "A" (EXCEPTING THAT PART THEREOF FALLING IN THE SOUTH 16 FEET OF THE EAST 58.00 FEET OF LOT 7 AND THE SOUTH 16.00 FEET OF LOTS 5 AND 6 IN BLOCK 5 IN FRANK E. MERRILL AND COMPANY'S PALATINE ACRES CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY TRUSTEE'S DEED RECORDED FEBRUARY 5, 2001 AS DOCUMENT 0010094947) IN DAGAN PARK ESTATES SUBDIVISION, A RESUBDIVISION OF LOTS 3, 4, 5, 6, 9, 10, 11 AND THE EAST 58 FEET OF LOT 7 IN BLOCK 5 IN FRANK E. MERRILL AND COMPANY'S PALATINE ACRES IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 02-09-407-017; 02-09-407-018; 02-09-407-019; 02-09-407-020; 02-09-407-021; 02-09-407-022; 02-09-407-023; 02-09-407-024; 02-09-407-025; 02-09-407-026; 02-09-407-027;

Property Address: 879 Maple Avenue, Palatine, Illinois 60067 02-09-407-028; 02-09-407-029; 02-09-407-030; 02-09-407-040.

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Together with all and singular the hereditaments and appurtenances thereunto belonging there, or in anyway 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 above described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the Grantees, forever, subject to those matters listed on Exhibit A attached hereto. And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantees and its successors 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.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to the presents by its Manager, this 4th day of October, 2012.

NATIONAL REALTY HOLDINGS, LLC.

BY: *Peter M. How* (SEAL)
PETER M. HOW, Manager

REAL ESTATE TRANSFER		10/07/2012
	COOK	\$177.50
	ILLINOIS:	\$355.00
	TOTAL:	\$532.50
02-09-407-017-0000 20121001601154 C4DQJD		

Clerk's Office

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

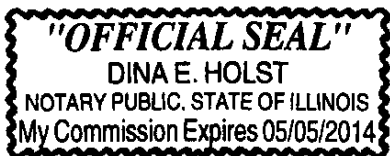
On this 21st day of September, 2012 before me, Dina E. Holst, personally appeared **PETER M. HOW**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Illinois that the foregoing paragraph is true and correct.

Given under my hand and seal, this 21st day of September, 2012.

Dina E. Holst
Notary Public

My commission expires on 5/5, 2014



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4, REAL ESTATE
TRANSFER ACT

DATE: _____, 2012

Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER:

HOWARD R. TEEGEN, ATTORNEY AT LAW, 74 E. Grand Ave., P.O. Box 86, Fox Lake, IL 60020

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

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EXHIBIT A

PERMITTED EXCEPTIONS

1. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
2. TAXES FOR THE YEAR(S) AND 2012 AND SUBSEQUENT YEARS.
3. NOTWITHSTANDING THE INSURING PROVISIONS OR ANY OTHER PROVISION CONTAINED HEREIN, THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE CAUSED BY A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.
4. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING IN PART TO ASSOCIATION, ASSESSMENTS AND LIEN THEREFOR, CONTAINED IN THE DOCUMENT RECORDED OCTOBER 3, 2006 AS DOCUMENT NO. 0627655110 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
5. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO USE, TYPE, ETC. OF BUILDING TO BE ERRECTED ON THE LAND CONTAINED IN THE DEED RECORDED AS DOCUMENT NO. 864348, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
6. TERMS, POWERS, PROVISION, CONDITIONS AND LIMITATIONS CONTAINED IN ORDINANCE RECORDED OCTOBER 29, 1975 AS DOCUMENT 23273693

(FOR FURTHER PARTICULARS, SEE RECORD.)
7. THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT(S) FOR TRANSFER OF REAL PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INSURED OR A PART THEREOF:

DOCUMENT NUMBER: 90099815 DATE OF RECORDING: MARCH 6, 1990
8. TERMS, POWERS, PROVISION, CONDITIONS AND LIMITATIONS CONTAINED IN ORDINANCE PROVIDING FOR PRO-RATA REIMBURSEMENT OF THE COST OF CERTAIN IMPROVEMENTS RECORDED AUGUST 23, 1995 AS DOCUMENT 95558332

(FOR FURTHER PARTICULARS, SEE RECORD.)

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9. RESTRICTIONS AS TO USE, KIND, COST OF BUILDINGS TO BE ERECTED ON SAID LAND AS SHOWN IN DEED DOCUMENT LR 770145
(BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS)

(FOR FURTHER PARTICULARS, SEE RECORD.)

10. VILLAGE OF PALATINE SUBDIVISION 1 IMPROVEMENT AGREEMENT RECORDED DECEMBER 2, 2005 AS DOCUMENT 0533610190.

11. NOTATION CONTAINED ON THE PLAT OF DAGAN PARK ESTATES SUBDIVISION RECORDED AS DOCUMENT 0533610188.

"OUTLOT A IS A BLANKET UTILITY EASEMENT AND A BLANKET EASEMENT FOR INGRESS AND EGRESS"

12. PATIO EASEMENT FOR DAGAN PARK ESTATES SUBDIVISION RECORDED/FILED OCTOBER 3, 2006 AS DOCUMENT NO. 0627653111 AFFECTING THE LAND, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

13. EASEMENT PROVISIONS IN FAVOR OF COMMONWELTH EDISON COMPANY, SBC AMERITECH, NORTHERN ILLINOIS GAS COMPANY, COMCAST CABLE AND THE VILLAGE OF PALATINE, FOR THE INSTALLATION, MAINTENANCE, REPAIR, RELOCATION, REMOVAL AND RENEWAL OF UTILITY FACILITIES GRANTED BY THE PLAT OF DAGAN PARK ESTATES SUBDIVISION RECORDED DECEMBER 2, 2005 AS DOCUMENT NO 0533610188, AND THE TERMS AND CONDITIONS THEREOF.

14. BLANKET PUBLIC UTILITIES EASEMENT AND BLANKET EASEMENT FOR INGRESS AND EGRESS, AS SHOWN ON THE AFORESAID PLAT OF SUBDIVISION AND THE TERMS AND CONDITIONS THEREOF.

(AFFECTS PARCEL 2)

15. DETENTION FACILITIES LOCATED WITHIN OUTLOT A AS SHOWN ON THE AFORESAID PLAT OF SUBDIVISION.

16. RIGHTS OF THE VILLAGE OF PALATINE RESERVED IN THE AFORESAID PLAT OF SUBDIVISION AND THEIR TERMS AND CONDITIONS THEREOF.

17. EASEMENT FOR PUBLIC UTILITIES, AS SHOWN ON THE PLAT OF FRANK E. MERRILL AND COMPANY'S PALATINE ACRES SUBDIVISION FILED AS DOCUMENT LR307491.

(AFFECTS UNDERLYING LAND)

18. TERMS AND PROVISIONS CONTAINED IN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL, RECORDED DECEMBER 2, 2005 AS DOCUMENT NO. 0533610189.