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**SPECIAL WARRANTY DEED
(Illinois)**

Doc#: 1320712000 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/26/2013 08:38 AM Pg: 1 of 8

2013392612923793AH
1 of 13 pg (1)

THIS INSTRUMENT, made as of this 19th day of July, 2013, by **WILEY ROAD INDUSTRIAL PARK, L.P.**, a California Limited Partnership ("Grantor"), having its principal place of business at 188 North Euclid Avenue, Second Floor, Upland, CA 91786, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, the receipt whereof is hereby acknowledged, and pursuant to authority of Grantor, by these presents, does **GRANT, REMISE, RELEASE, ALIEN AND CONVEY** unto **SAMWON USA, INC.**, an Illinois corporation ("Grantee"), having its principal place of business at 1261 Wiley Road, Unit J, Schaumburg, IL 60173, **FOREVER**, all the following described real estate ("Property"), situated in the County of Cook, State of Illinois, known and described as follows, to wit:

SEE LEGAL DESCRIPTION ON EXHIBIT "A"
ATTACHED HERETO AND MADE PART HEREOF

Together with all and singular the 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 above described premises, **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee and its respective successors and assigns forever.

Grantor, for itself and its successors, does covenant, promise and agree to and, with the Grantee and its respective heirs 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 it **WILL WARRANT AND DEFEND** the said premises only against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to:

GENERAL REAL ESTATE TAXES FOR 2012 (second installment) AND SUBSEQUENT YEARS AND THOSE PERMITTED EXCEPTIONS ON EXHIBIT "B" ATTACHED HERETO AND MADE PART HEREOF

(Signatures Appear on Following Page)

Y
S
P
S
SQ
INT

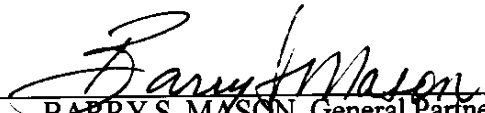
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(Signature Page to Special Warranty Deed)

Permanent Index Number: 07-12-100-015-0000
Address of Real Estate: 1261 Wiley Road, Schaumburg, IL 60173

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents on the day first written above.

WILEY ROAD INDUSTRIAL PARK, L.P.,
a California Limited Partnership

By: 
BARRY S. MASON, General Partner

By: 
JOHN W. NELSON, General Partner

Property of Cook County Clerk's Office

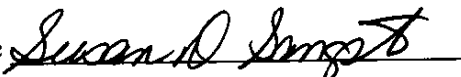
ACKNOWLEDGMENT

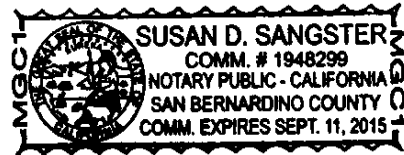
STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

On July 17, 2013, before me, SUSAN D. SANGSTER, Notary Public, personally appeared BARRY S. MASON and JOHN W. NELSON, 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 person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature  (Seal)



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AFTER RECORDING MAIL TO:



SAMWON USA, INC.
1261 Wiley Road, Unit J
Schaumburg, IL 60173


SEND SUBSEQUENT TAX BILLS TO:

SAMWON USA, INC.
1261 Wiley Road, Unit J
Schaumburg, IL 60173

PREPARED BY:

LAW OFFICES OF BARRY S. MASON, A.P.C.
188 North Euclid Avenue, Second Floor
Post Office Box 398
Upland, CA 91785-0398

REAL ESTATE TRANSFER	07/19/2013
 COOK	\$2,575.00
 ILLINOIS:	\$5,150.00
TOTAL:	\$7,725.00
07-12-100-015-0000 20130701603540 1EH28A	

7-15-13

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
22450 \$5,150.00

Property of Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 AND RUNNING THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 119.36 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING EASTERLY ALONG SAID SOUTH LINE, 394.52 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID SECTION 486.76 FEET TO A LINE DRAWN 165.0 FEET SOUTHERLY OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE, 399.12 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE OF THE NORTHWEST 1/4, 548.20 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 TO INSTALL, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, ALTER, REPLACE AND REMOVE ONE ACCESS ROADWAY IN, UNDER, UPON, THROUGH AND ACROSS A STRIP OF LAND, 82.5 FEET IN WIDTH, DESCRIBED AS FOLLOWS: :

THAT PART OF THE EAST 50 FEET OF THE WEST 523.88 FEET OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING WITHIN THE FOLLOWING DESCRIBED PROPERTY: ALL THOSE PARTS OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11 AND OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, THENCE SOUTHERLY ALONG THE WEST LINE OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 385.64 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 81 DEGREES 6 MINUTES TO THE LEFT WITH THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 2310.55 FEET, AND SAID LINE BEING THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY JOHN FREISH AND ELSIE FREISH, HIS WIFE, TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION FOR A CONNECTING ROAD BETWEEN PLUM GROVE ROAD AND MEACHAM ROAD (PARCEL "N"-6"C"-68), BY WARRANTY DEED DATED APRIL 5, 1957 RECORDED APRIL 9, 1957 IN BOOK 51770 ON PAGE 59 AS DOCUMENT 16872663; THENCE SOUTHERLY ALONG A SOUTHWESTERLY LINE OF THAT CERTAIN TRACT OF LAND SO CONVEYED BY DEED DATED APRIL 5, 1957, FORMING AN ANGLE OF 26 DEGREES 39 MINUTES 22 SECONDS WITH THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 183.89 FEET THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 153 DEGREES 20 MINUTES 38 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2461.97 FEET TO THE WEST LINE OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 83.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN THE NORTHERN ILLINOIS GAS COMPANY AND FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1979 AND KNOWN AS TRUST NUMBER 96542839 DATED NOVEMBER 6, 1978 AND RECORDED OCTOBER 30, 1979 AS

CONTINUED ON NEXT PAGE

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5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS (CONTINUED):

DOCUMENT 25217149 AND RE-RECORDED JANUARY 21, 1980 AS DOCUMENT 25328414, IN COOK COUNTY, ILLINOIS

PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 TO INSTALL, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, ALTER, REPAIR, REPLACE AND REMOVE A DRIVEWAY OVER THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

PARCEL 'A': THE SOUTHERLY 82.5 FEET OF THE NORTHERLY 165 FEET ADJOINING THE SOUTHERLY RIGHT OF WAY LINE OF THE NORTHWEST TOLLWAY IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN A LINE DRAWN 119.36 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12 AND A LINE DRAWN 513.88 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE AFORESAID NORTHWEST 1/4 OF SECTION 12 (ALSO LYING WITHIN NORTHERN ILLINOIS GAS COMPANY'S 82.5 FEET WIDE DUBUQUE RIGHT OF WAY, PARCEL 6-68, IN THE SECTION, TOWNSHIP AND RANGE AFORESAID), IN COOK COUNTY, ILLINOIS, AND;

PARCEL 'B': BEGINNING AT THE POINT OF INTERSECTION OF A LINE DRAWN PARALLEL WITH AND 119.36 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 12 AFORESAID, WITH A LINE DRAWN PARALLEL WITH AND 165 FEET SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF THE NORTHWEST ILLINOIS TOLL HIGHWAY (SAID LINE BEING THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY); THENCE NORTHERLY PARALLEL WITH SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 12, A DISTANCE OF 83.5 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID GAS COMPANY RIGHT OF WAY; THENCE WESTERLY ON SAID NORTHERLY LINE, 30.0 FEET; THENCE SOUTHEASTERLY ON A STRAIGHT LINE TO THE PLACE OF BEGINNING, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS CREATED BY THE GRANT OF EASEMENT TO THE FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1979 AND KNOWN AS TRUST NUMBER 96542839, THEIR SUCCESSORS AND ASSIGNS, DATED AUGUST 1, 1981 AND RECORDED AUGUST 27, 1981 AS DOCUMENT 25981968, AND AS MODIFIED BY THAT MODIFICATION OF EASEMENT AGREEMENT DATED MARCH 1, 1982 AND RECORDED MARCH 25, 1982 AS DOCUMENT 26182430

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. EASEMENT AGREEMENT DATED AUGUST 30, 1984 AND RECORDED SEPTEMBER 4, 1984 AS DOCUMENT 27240652 BETWEEN NORTHERN ILLINOIS GAS COMPANY, A CORPORATION OF ILLINOIS AND PLUMWOOD I-1 LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, HEREBY GRANTS, A NON-EXCLUSIVE PERPETUAL EASEMENT TO INSTALL, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, ALTER, REPAIR, REPLACE AND REMOVE SAID FACILITIES IN, UNDER, UPON, THROUGH AND ACROSS THE RIGHT OF WAY, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS DESCRIBED AS FOLLOWS: THE EAST 55 FEET OF THE 120.75 FEET OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, FALLING WITHIN THE 82.5 FOOT WIDE DUBUQUE RIGHT OF WAY.

(AFFECTS PARCEL 3).
2. DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS.
3. TERMS, PROVISIONS AND CONDITIONS OF AN EASEMENT AND MAINTENANCE AGREEMENT DATED OCTOBER 10, 1979 AND RECORDED OCTOBER 10, 1979 AS DOCUMENT 25185740 MADE BY AND BETWEEN THE FIRST NATIONAL BANK OF DES PLAINES AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 16, 1978 AND KNOWN AS TRUST NUMBER 89392324 AND THE FIRST NATIONAL BANK OF DES PLAINES AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 15, 1977 AND KNOWN AS TRUST NUMBER 76812066 WHICH AGREEMENT CREATES AN EASEMENT FOR INGRESS AND EGRESS AND PARKING OVER THE LAND FOR THE BENEFIT OF PREMISES EAST AND ADJOINING.
4. EASEMENT IN, UPON, OVER AND ALONG THE EAST 50 FEET OF THE WEST 523.88 FEET OF THE LAND NOTED AT PARCEL 2 DATED NOVEMBER 6, 1978 AND MADE BY NORTHERN ILLINOIS GAS COMPANY AND FIRST NATIONAL BANK OF DES PLAINES AS TRUSTEE UNDER TRUST NUMBER 76812066 AND FIRST NATIONAL BANK OF DES PLAINES ILLINOIS AS TRUSTEE UNDER TRUST NUMBER 96542839 RECORDED JANUARY 21, 1980 AS DOCUMENT 25217149.
5. RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF THE EASEMENTS DESCRIBED IN PARCELS 2 AND 3.
6. TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENTS DESCRIBED AS PARCELS 2 AND 3 AS CONTAINED IN THE INSTRUMENTS CREATING SUCK EASEMENTS.
7. GRANT OF EASEMENT DATED OCTOBER 23, 1981 AND RECORDED NOVEMBER 3, 1981 AS DOCUMENT 26046824, TO THE ILLINOIS BELL TELEPHONE COMPANY AND ITS SUCCESSORS AND ASSIGNS, A 10 FOOT STRIP THE RIGHT TO

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CONSTRUCT, RECONSTRUCT, ADD TO, REMOVE, OPERATE AND MAINTAIN COMMUNICATION SYSTEMS CONSISTING SUCH WIRES, CABLES, CONDUITS, TERMINALS, MANHOLES AND OTHER FIXTURES AS THE GRANTEE MAY FROM TIME TO TIME REQUIRED FOR THE PURPOSE OF TELEPHONE COMMUNICATIONS, TOGETHER WITH THE RIGHT OF ACCESS.

(AFFECTS THE SOUTH 240 FEET OF THE EAST 63 FEET OF PARCEL 1 AND SPECIFICALLY DELINEATED ON EXHIBIT 'A' OF SAID EASEMENT DOCUMENT).

8. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE WEST 10 FEET OF THE SOUTH 265 FEET AND THE NORTH 10 FEET OF THE SOUTH 265 FEET OF THE WEST 205 FEET OF PARCEL 1 OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED MAY 20, 1981 AS DOCUMENT 26065701.

9. GRANT OF WATER MAIN EASEMENT MADE BY PHOENIX MUTUAL LIFE INSURANCE COMPANY, A CONNECTICUT CORPORATION TO THE VILLAGE OF SCHAUMBURG, AN ILLINOIS MUNICIPAL CORPORATION, GRANTS AN EASEMENT FOR THE PURPOSES OF REPAIR, REPLACEMENT AND MAINTENANCE OF THE WATER LINES AND MAINS NOW OR HEREAFTER LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY RECDDJAN 28, 1982 AS DOCUMENT 26487914

(AFFECTS THE NORTHERLY 20 FEET OF PARCEL 1).

10. SUBJECT TO THE RIGHT OF THE FOLLOWING TENANTS, AS TENANTS ONLY, UNDER UNRECORDED LEASES:
 - A. Kaman Industrial Technologies
 - B. Chicago's Finest Carpets
 - C. Prism Healthcare Services, Inc.
 - D. Fast Ball USA
 - E. The Sherwin-Williams Company - Store #3210
 - F. KR Cutting Tools, Inc.
 - G. Nobu Nutritional Baking Co.
 - H. Nation Pizza Products, LP
 - I. Euro Kids, Inc.
 - J. Samwon USA, Inc.

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PLAT ACT AFFIDAVIT

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO

BARRY S. MASON, being duly sworn on oath, states that he resides at 481 Clark Street, Upland, CA 91784. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. X Said 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 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access,
- 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 facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or casements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 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 two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this Affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

By: *Barry S. Mason*
BARRY S. MASON, General Partner

Subscribed and sworn to (or affirmed) before me on this 17th day of July, 2013, by BARRY S. MASON, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature *Susan D. Sangster* (Seal)

