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Doc#: 1330135097 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/28/2013 10:30 AM Pg: 1 of 5

AFTER RECORDING
RETURN TO:

Dentons US LLP
233 South Wacker Drive, Suite 7800
Chicago, Illinois 60606
Attention: Robert L. Fernandez, Esq.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made by **RIVER GOLD, LLC**, an Illinois limited liability company, having an address 1901 Ferro Drive, New Lenox, IL 60451, Attention: Robert Munch (the "Grantor"), to **DAUBERT CROMWELL LLC**, an Illinois limited liability company, having an address at 12701 South Ridgeway Avenue, Alsip, Illinois 60803 (the "Grantee").

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby **GRANT, BARGAIN, SELL and CONVEY** unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in the City of Alsip, County of Cook and State of Illinois and legally described in Exhibit A attached hereto and incorporated herein by this reference, together with all tenements, hereditaments, and appurtenances thereunto belonging (herein collectively called the "Property"), subject to the matters listed on Exhibit B attached hereto and incorporated herein by this reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to **WARRANT and DEFEND** all and singular the Property unto the Grantee, its successors and assigns, 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, subject to the Permitted Exceptions.

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Box 400-CTCC

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor, to be effective as of the 7 day of October, 2013.

GRANTOR:



RIVER GOLD, LLC,
an Illinois limited liability company

By: *Robert W Munch*
Name: Robert W. Munch
Title: Manager

Property of Cook County Clerk's Office

VILLAGE OF ALSIP
OCT -7 13
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
0297500
FP326706
0000000810

REAL ESTATE TRANSFER		10/10/2013
	COOK	\$425.00
	ILLINOIS:	\$850.00
	TOTAL:	\$1,275.00

24-35-100-028-0000 | 20131001600426 | C2TUY9

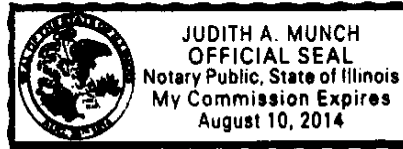
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STATE OF ILLINOIS §
 §
COUNTY OF Wise §

On October 7, 2013, before me, the undersigned, a notary public in and for said State, personally appeared Gabriel G. Munch, personally known to me (or 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.

Judith A. Munch, Notary Public

My Commission Expires:
August 10, 2014



DEED PREPARED BY:
Gabriel G. Orenic
SPESIA & AYERS
1415 Black Road
Joliet, IL 60435

FUTURE TAX BILLS TO:
DAUBERT CROMWELL LLC
12701 South Ridgeway Avenue
Alsip, Illinois 60803
Attention: Martin Simpson

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EXHIBIT A

LEGAL DESCRIPTION

THE EAST 200 FEET OF LOT 1 IN ALSIP INDUSTRIAL PARK, UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE WEST ½ OF VACATED MILLARD AVENUE LYING EAST AND ADJACENT TO SAID LOT 1; ALSO, THAT PART OF LOT 1 IN CLARK OIL AND REFINING CORPORATION, A SUBDIVISION IN SECTION 35, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH FALLS NORTH OF A LINE WHICH IS 396 FEET SOUTH OF AND PARALLEL WITH THE WEST LINE OF THE EAST 20 ACRES OF THE NORTHWEST ¼ OF SAID SECTION, EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 120.01 FEET TO A POINT; THENCE EAST ALONG A LINE LYING 120 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 33.06 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID LOT 1, SAID POINT LYING 120.01 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1 (AS MEASURED ALONG SAID EAST LINE); THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 120.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 33.02 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Commonly Known As: 3655 West 127th Street, Alsip, Illinois 60803

Permanent Tax Numbers: 24-35-100-028, 24-35-100-033, and 24-35-200-010

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EXHIBIT "B" – Title Exceptions

1. This property is subject to all real estate taxes for calendar year 2013 which are not yet due and payable.
2. Easement for sewers, and the easement provisions and grantees as set forth on the plat of subdivision, over the following: The East 20 feet of Lot 1 in Alsip Industrial Park.
3. Rights of the public and quasi-public utilities. If any, in said vacated Millard Avenue for maintenance therein of poles, conduits, sewers, and other facilities.
4. Encroachment of the one story concrete and brick building located mainly on the land onto the easement shown herein at exception reference letter 2 above as shown on plat of survey prepared by Stonelake Survey Company, Ltd. dated July 29, 2013, Number 295-3-2013.
5. Encroachment of the concrete loading ramp, the asphalt pavement, and a fence located mainly on the land onto the easement shown herein at exception reference letter 2 above as shown on plat of survey by Stonelake Survey Company, Ltd. dated July 29, 2013, Number 295-3-2013.

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