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Doc#: 1401616074 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/16/2014 04:23 PM Pg: 1 of 3

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2014

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 19th day of December 2013, between **Mitutoyo America Corporation**, a New York corporation ("Grantor"), and **OPEW LLC**, an Illinois limited liability company, having the following address: 625 Pratt Blvd., Elk Grove Village, IL 60007 ("Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to the authority of the company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

LOTS 1 AND 2 IN BERTHOLD SUBDIVISION IN THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1973 AS DOCUMENT 22476125, ALL IN COOK COUNTY, ILLINOIS.

Address: 2025 Tonne Road, Elk Grove Village, IL 60007
PIN: 08-34-300-049-0000; 08-34-300-050-0000

Together with all and singular of 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, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantor forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, that it has not done or suffered to be done, anything whereby the said premises hereby conveyed are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND** the title and quiet possession of the said premises, against all persons lawfully claiming the same, by, through or under it, subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BOX 15

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its President, as of the day and year first above written.

**MITUTOYO AMERICA CORPORATION, a
New York corporation**

By: [Signature]

Name: Shigeyuki Sasaki

**STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)**

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Shigeyuki Sasaki, President of Mitutoyo America Corporation, a New York corporation, and 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 severally acknowledged that as such President, he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

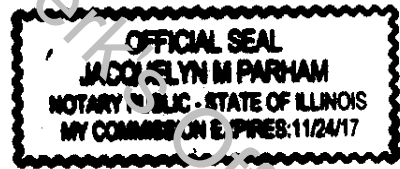
GIVEN under my hand and official seal this 19th day of December, 2013.

Commission expires: 11/24/17

[Signature]
Notary Public

This instrument prepared by:

David J. Alexander, Esq.
Masuda, Funai, Eifert & Mitchell, Ltd.
203 North LaSalle Street, Suite 2500
Chicago, Illinois 60601-1262

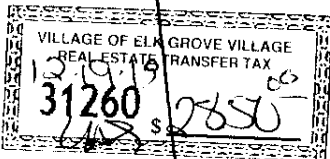


UPON RECORDING, MAIL TO:

Michael L. Ralph, Jr.
Ralph, Schwab & Schiever, Chtd.
175 E. Hawthorn Parkway – Suite 345
Vernon Hills IL 60061

SEND SUBSEQUENT TAX BILLS TO:

OPEPW LLC
625 Pratt Blvd.
Elk Grove Village, IL 60007



REAL ESTATE TRANSFER		12/19/2013
	COOK	\$475.00
	ILLINOIS:	\$950.00
	TOTAL:	\$1,425.00

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EXHIBIT A

PERMITTED EXCEPTIONS

(a) real estate general property taxes accrued but not due and payable as of the Closing and for subsequent years; (b) acts and deeds done or suffered by Purchaser, or any of its agents, employees, representatives or contractors affecting the Land; (c) covenants, conditions, restrictions, easements and building lot and setback lines currently existing and/or shown on any plat of subdivision, the Survey or in the public records on the Effective Date

Property of Cook County Clerk's Office