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**PREPARED BY:**

The Kohlstedt Law Firm LLC  
1901 S. Meyers Rd., Ste. 640  
Oakbrook Terrace, IL 60181

Doc#: 1402341042 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/23/2014 10:32 AM Pg: 1 of 2

**MAIL TAX BILLS TO:**

AA Real Estate LLC  
700 W. Estes Ave.  
Schaumburg, IL 60193-4405

**MAIL RECORDED DEED TO:**

James A. Kohlstedt  
The Kohlstedt Law Firm LLC  
1901 S. Meyers Rd., Ste. 640  
Oakbrook Terrace, IL 60181

**SPECIAL WARRANTY DEED**

FedEx Ground Package System, Inc., a Delaware corporation, f/k/a RPS, Inc. a Delaware corporation, successor by merger with Services Development Corporation, a Delaware corporation ("Grantor"), having its office at 1000 FedEx Drive Moon Township, PA 15108, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, remises, bargains, sells and conveys to AA Real Estate LLC, an Illinois limited liability company ("Grantee"), having its principal office at 911 Lively Blvd., Wood Dale, IL 60191, all the estate and rights of Grantor in the real property situated in the County of Cook, State of Illinois, legally described as follows:

**LOT 1 IN FEDEX GROUND CONSOLIDATION, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 30, 2002, AS DOCUMENT 0020610400, IN COOK COUNTY, ILLINOIS**

Commonly known as: 700 W, Estes Avenue, Schaumburg, Illinois 60193  
Permanent Index Number: 07-33-200-095-0000

Grantor hereby covenants and represents that it has not done, or suffered to be done, anything whereby the property hereby conveyed, is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the property against all persons lawfully claiming by, through or under Grantor, but against none other, subject only to the following, if any: building and use restrictions of record; vehicular or pedestrian easements of record affecting the Real Estate and being contiguous to the front, rear, or side lot lines; water, sewer, gas, electric, cable television, and telephone lines or easements therefor of record or as currently installed; prior grants, reservations, or leases of coal, oil, gas, or other minerals as shown by instruments of record; easements apparent upon inspection of the Real Estate.

Handwritten initials: JY, JY, AN, CY, NT &

**BOX 333-CP**

