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Doc#: 1403155034 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/31/2014 09:03 AM Pg: 1 of 5

13100432

Property of Cook County

SPECIAL WARRANTY DEED

PLATINUM COAST FINANCIAL CORPORATION, a Florida corporation, with a principal place of business located at 961 Trail Terrace Drive, Naples, Florida 34103 (hereinafter called "**Grantor**"), in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by **ALLSTATE INSURANCE COMPANY**, with a principal place of business located at 3075 Sanders Road, Northbrook, Illinois 60062 (hereinafter called "**Grantee**"), the receipt and sufficiency of which are hereby acknowledged and confessed, by these presents does hereby **GRANT, BARGAIN AND SELL** unto Grantee, all of Grantor's right, title and interest in and to the real property located in Northbrook, Cook County, Illinois, which is more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference, together with (i) all and singular, all of Grantor's right, title and interest in and to all rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining thereto, including all of Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easements and rights-of-way, (ii) all of Grantor's right, title and interest in and to any and all improvements and buildings located on the real property, and (iii) all of Grantor's right, title and interest in and to any and all fixtures affixed or attached to, or situated upon, or acquired or used in connection therewith (the real property, together with the rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the "**Property**"), subject to, however, those exceptions and encumbrances set forth on **Exhibit "B"** attached hereto and made a part hereof for all purposes (the exceptions and encumbrances being called the "**Permitted Exceptions**").

REAL ESTATE TRANSFER		01/30/2014
	COOK	\$212.50
	ILLINOIS:	\$425.00
	TOTAL:	\$637.50

04-19-400-026-0000 | 20140101600349 | KWL909

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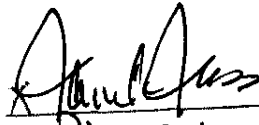
TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns FOREVER, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

DATE: January 15, 2014

GRANTOR:

PLATINUM COAST FINANCIAL CORPORATION, a
Florida corporation

By:



Name:

PAMELA PASS

Its:

PRESIDENT

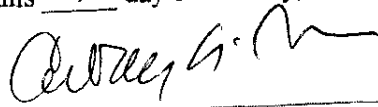
Property of Cook County Clerk's Office

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STATE OF ~~ILLINOIS~~ ^{Florida})
 COUNTY OF ~~COOK~~ ^{Collier}) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Pamela Pass, personally known to me to be the Pres. of PLATINUM COAST FINANCIAL CORPORATION, a Florida 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 acknowledged that as such _____, he/she signed and delivered said instrument as Pres., aforesaid and as the free and voluntary act and deed of the corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of January, 2014.



Notary Public
 CATHY S. REIMAN
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# EE026294
 Expires 11/2/2014



My Commission Expires: _____

This Instrument Prepared By:

James V. Inendino, Esq.
 Roetzel & Andress
 20 South Clark Street
 Suite 300
 Chicago, Illinois 60603

AFTER RECORDING RETURN TO:

Allstate Insurance Company
 3075 Sanders Road, Suite 615E
 Northbrook, Illinois 60062-7127

Send subsequent Tax Bills To:

Allstate Insurance Company
 3075 Sanders Road, Suite 615E
 Northbrook, Illinois 60062-7127

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EXHIBIT A

LEGAL DESCRIPTION

THE NORTH 12 FEET OF LOT 11 (EXCEPT THE EAST 20 FEET THEREOF, DEDICATED FOR STREET BY DOCUMENT NUMBER 1457499), LOT 12 (EXCEPT THE EAST 20 FEET THEREOF DEDICATED FOR STREET BY DOCUMENT 1473229) IN HICKORY GROVE, A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF SANDERS ROAD AND NORTH OF WINKLEMAN ROAD ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE AS DOCUMENT 14894298, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2800 Grove Lane, Northbrook, Illinois 60062

P.I.N.: 04-19-400-026-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR 2013 AND SUBSEQUENT YEARS.
2. EASEMENT FOR WATER AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 14894298.
(THIS EASEMENT FALLS WITHIN THE LAND DEDICATED FOR GROVE LANE.)
3. RIGHTS OF PUBLIC OVER AND UPON GROVE LANE AS SHOWN BY PLAT OF SURVEY SHOWING DEDICATION, AS DOCUMENT 1457499
4. VILLAGE OF GLENVIEW, RESOLUTION NO. 97-13 RECORDED SEPTEMBER 25, 1997 AS DOCUMENT NUMBER 97711261, A RESOLUTION AUTHORIZING THE EXECUTION OF A BOUNDARY AGREEMENT BETWEEN THE CITY OF PROSPECT HEIGHTS AND THE VILLAGE OF GLENVIEW FOR THE MILWAUKEE ROAD AND SANDERS ROAD CORRIDOR AGREEMENT. THE TERMS, PROVISIONS AND CONDITIONS AS CONTAINED THEREIN.

FIRST AMENDMENT TO MILWAUKEE ROAD AND SANDERS ROAD CORRIDOR AGREEMENT RECORDED JUNE 19, 2007 AS DOCUMENT NUMBER 0717060107. THE TERMS, PROVISIONS AND CONDITIONS AS CONTAINED THEREIN.

SECOND AMENDMENT TO MILWAUKEE ROAD AND SANDERS ROAD CORRIDOR AGREEMENT RECORDED JUNE 20, 2007 AS DOCUMENT NUMBER 1217218060. THE TERMS, PROVISIONS AND CONDITIONS AS CONTAINED THEREIN.
5. ACTS DONE OR SUFFERED BY OR THROUGH GRANTEE.