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Doc#: 1404255094 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/11/2014 02:57 PM Pg: 1 of 5

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**").

<b>REAL ESTATE TRANSFER</b>	02/06/2014
 <b>COOK</b>	\$206.25
 <b>ILLINOIS:</b>	\$412.50
<b>TOTAL:</b>	\$618.75

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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:

Its:

  
\_\_\_\_\_  
PAMELA PASS  
\_\_\_\_\_  
PRESIDENT  
\_\_\_\_\_

Property of Cook County Clerk's Office

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STATE OF ~~ILLINOIS~~ <sup>Florida</sup>  
 )  
 ) ss.  
 COUNTY OF ~~COOK~~ <sup>Cook</sup> )

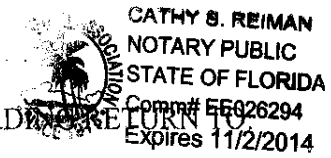
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Pamela Pags, personally known to me to be the Pres. of PLATINUM COAST FINANCIAL CORPORATION, a Florida corporation and personally known to me to be the same person whose name is subscribed to the 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.

*Cathy B. Reiman*

Notary Public

My Commission Expires: \_\_\_\_\_



This Instrument Prepared By:

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

AFTER RECORDING  
 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

#### PARCEL 1:

THE SOUTH 127 FEET OF THE NORTH 257 FEET (EXCEPT THE WEST 25 FEET THEREOF) AND EXCEPT THE EAST 20 FEET THEREOF TAKEN FOR STREETS OF LOT 11 IN HICKORY GROVE, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE 3RD PRINCIPAL MERIDIAN, LYING WEST OF SANDERS ROAD AND NORTH OF WINKLEMAN ROAD, ACCORDING TO PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE AS DOC. NO. 1489/298, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3960 Winkleman Lane, Northbrook, Illinois 60062

P.I.N.: 04-19-400-027-0000

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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.