



Chicago Title Insurance Company

SPECIAL WARRANTY DEED
(Corporation to Individual)

97-0489

THIS INDENTURE made this 19th day of December, 19 97 between Lightner Landholdings, LLC, a Limited Liability Corp., created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Lazarus Properties, Inc., party of the second part.

(GRANTEE'S ADDRESS) 200 South Wacker, 6th Floor, Chicago, Illinois 60606

②
12/19

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Managers of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

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

SUBJECT TO: General Real Estate Taxes for the years 1996 and subsequent years; covenants, conditions and restrictions of record; easements for ingress and egress.
Permanent Real Estate Index Number(s): 02-15-300-022-0000
Address(es) of Real Estate: 431 North Quentin Road, Palatine, Illinois 60067

Together with all and singular 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 said party of the first part, 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 said party of the second part, heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND FOREVER DEFEND.

UNOFFICIAL COPY

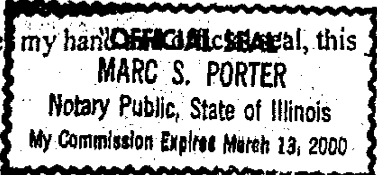
In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, and attested by its Manager, the day and year first above written.

Lightner Landholdings, LLC
By *[Signature]*
John J. Lightner
Manager

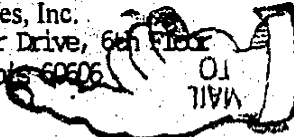
Attest *[Signature]*
Dolores Lightner
Manager

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that John J. Lightner personally known to me to be the Managers of the Lightner Landholdings, LLC and Dolores Lightner personally known to me to be the Manager, of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager and Manager they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed hereto, pursuant to authority given by the Board of Managers of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19TH day of December 1997

[Signature] (Notary Public)

Prepared By: Figliulo & Silverman, P.C.
Ten South LaSalle Street, Suite 3620
Chicago, Illinois 60603-
Exempt under provisions of Paragraph 2,
Section 4, Real Estate Transfer Tax Act.
12-19-97 *[Signature]*
Date Buyer, Seller or Representative

Mail To:
Lazarus Properties, Inc.
200 South Wacker Drive, 6th Floor
Chicago, Illinois 60606


Name & Address of Taxpayer:
Lazarus Properties, Inc.
431 North Quentin Road
Palatine, Illinois 60067

EXHIBIT "A"

Legal Description

06760000743

Lot 1 in Standard Safety Industrial Subdivision of Lot 5 (except the West 17 feet thereof) and (except the East 192 feet thereof) in A.T McIntosh and Company's Palatine Farms, being a Subdivision of that part of the West 1/2 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 and the East 1/2 of the Southwest 1/4 of Section 15, lying Southerly of the Southwesterly line of the Right-of-Way of the Chicago and Northwestern Railroad, also of that part of Lot 8 in the Scholl Trustee's Subdivision of Section 16, lying Southerly of the Southwesterly line of the Right-of-Way of the Chicago and Northwestern Railroad, all in Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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UNOFFICIAL COPY 985743

STATEMENT BY GRANTOR AND GRANTEE

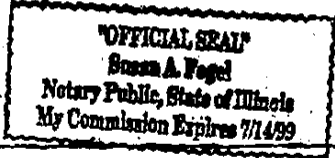
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

DATED December 31, 1997

SIGNATURE [Signature]
GRANTOR/AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grants, THIS 31ST DAY OF December, 1997.

NOTARY PUBLIC [Signature]



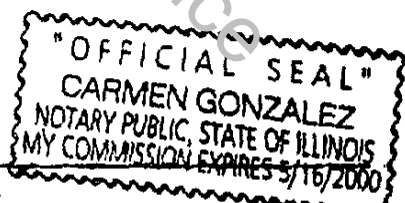
THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, A PARTNERSHIP AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

DATED 12-31, 1997

SIGNATURE [Signature]
GRANTEE/AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID agent, THIS 31ST DAY OF Dec, 1997.

NOTARY PUBLIC [Signature]



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER THE PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT).

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