

Upon Recording. Return to:
Douglas M. Ellis, Esq.
Neal, Gerber & Eisenberg
2 North LaSalle Street
Chicago, Illinois 60602

14110069 30 L01 Page 1 of 4
1998-05-12 14:37:02
Cook County Recorder

Property Address:
1475 South Wheeling Road
Wheeling, Illinois 60090
PIN 03-14-303-012-0000
03-14-303-010-0000
03-14-303-011-0000
03-14-303-013-0000

SPECIAL WARRANTY DEED

4

Deed made as of this 11th day of May, 1998, by DWYER PROPERTIES, INC., a corporation created and existing under the laws of the State of Indiana and duly authorized to transact business in the State of Illinois (the "Grantor"), to AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not individually, but as Trustee under Trust Agreement dated June 18, 1991 and known as Trust No. 6129-PR (the "Grantee").

7-20-2002

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority of the Board of Directors of Grantor, specially conveys and warrants to Grantee that certain real property situated in the County of Cook, State of Illinois described on Exhibit A attached hereto (the "Property"), together with the hereditaments and appurtenances pertaining to such Property, 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 Grantor in and to such Property, TO HAVE AND TO HOLD the Property, together with the foregoing appurtenances, forever.

Grantor, for itself, and its successors, hereby covenants and agrees that, except for the Permitted Exceptions described on Exhibit B attached hereto, it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered. Grantor further covenants and agrees, to the foregoing extent, to defend title to the Property against all persons lawfully claiming, by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed and delivered as of the day and year first above written.

DWYER PROPERTIES, INC.,
a(n) Indiana corporation

ATTEST

Thomas M. D'Haeze
Name Thomas M. D'Haeze
Title Secretary

By: Stephen S. Clark
Name Stephen S Clark
Title President

BOX 333-CTI

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

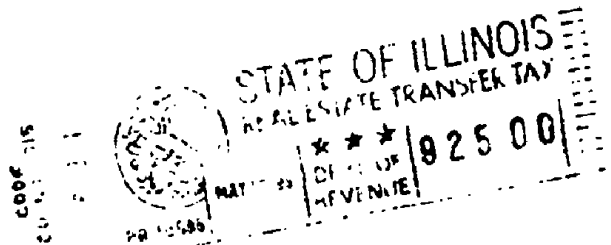
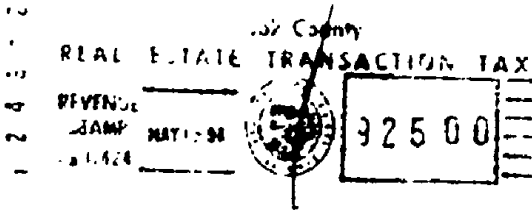
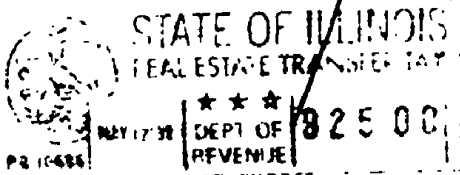
STATE OF INDIANA)
) SS.
COUNTY OF LAPORTE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Stephen S. Clark, President, and Thomas M. D'Haese, Secretary, of DWYER PROPERTIES, INC., an Indiana corporation, personally known to me to be the persons holding such offices in such corporation whose names are subscribed to the foregoing Special Warranty Deed, appeared before me this day in person and acknowledged that they signed and delivered said Deed as their free and voluntary acts and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 7th day of May, 1998

Sherry S. Miller
(Sherry S. Miller) Notary Public

My Commission expires: 1-29-01



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UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION**

LOTS 26, 27, 28 AND 29 IN FIRST ADDITION TO PALATINE EXPRESSWAY INDUSTRIAL PARK, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 27, 1970 AS DOCUMENT 2493375 IN COOK COUNTY, ILLINOIS.

P.I.N. 03-14-303-012-0000
03-14-303-010-0000
03-14-303-011-0000
03-14-303-013-0000

Street Address: 1475 S. Wheeling Road, Wheeling, Illinois 60090

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UNOFFICIAL COPY**EXHIBIT B****Permitted Exceptions**

1. All general and special real estate taxes and assessments which are not due and payable as of Closing.
2. Easement over the land for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other land with telephone and electrical service, together with the right to overhand aerial service wires and the right of access to such wires, as created by grant to the Illinois Bell Telephone Company and The Commonwealth Edison Company and their respective successors and assigns and as shown on the Plat of Subdivision recorded January 4, 1970 as Document Number 21057505 and filed February 27, 1970 as Document LR2493375.

(Affects the east 6 feet of the land)
3. Easement for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other land with gas service, together with right of access to said equipment, as created by Plat to Northern Illinois Gas Company recorded January 14, 1970 as Document Number 21057505 and filed February 27, 1970 as Document LR2493375.

(Affects the east 6 feet of the land)
4. Restrictions, reservations and conditions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons), contained in Deed from Robert G. Lamphere and Carol S. Lamphere, his wife, to Love Controls Corporation filed October 18, 1976 as Document LR2901239 and as contained in Deed from Loren H. Semler, Sr., and Elizabeth J. Semler, his wife, and Clarence F. Martin and Margery F. Martin, his wife, to Love Controls Corporation filed January 16, 1976 as Document LR2551127.
5. Acts of Buyer and of those claiming through Buyer.
6. All matters disclosed by that plat of Subdivision registered in the Office of Registrar of Titles of Cook County, Illinois on February 27, 1970 as Document 2493375, in Cook County, Illinois.
7. Right of the Village of Wheeling to maintain a 6" water main and 8" storm sewer, as disclosed by letter dated April 29, 1998 and depicted on the survey attached thereto.

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