

M 2-27
76, 173.30
July 10

Return to: 1006081710LT
Chicago Title Insurance Co.
495 State Road 436
Casselberry, Florida 32707

This instrument prepared by:
Theodore R. Timm
Levick, Timm & Garfinkel, LLC
770 Lake Cook Road, Suite 150
Deerfield, Illinois 60015

5.00

Return to:
Alicia H. Gayten
Attorney at Law
Benderson Development Company, LLC
8441 Cooper Creek Blvd.
University Park, Florida 34204

Tax Identification Parcel No. 1002-00-1000

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2006170920 3 PGS
2006 SEP 25 01:34 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HJAMES Receipt#832662

Doc Stamp-Deed: 76,173.30



(SPACE ABOVE THIS LINE FOR RECORDING DATA)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 22nd day of September, 2006, by **SOUTH FLORIDA LAND GROUP, LLC**, an Illinois limited liability company, whose address is 5300 Golf Road, Skokie, Illinois 60077 (hereinafter called the "Grantor"), to, **Randall Benderson, Ronald Benderson and David H. Baldauf as Trustees under Trust Agreement dated October 14, 1985 known as the BENDERSON 85-1 TRUST**, as tenant in common with an undivided 72.8423486% interest; **BEN-MIL ASSOCIATES, INC.**, a New York corporation, as tenant in common with an undivided 14.3656877% interest; **RIVER-RIDGE ASSOCIATES**, a New York partnership, as tenant in common with an undivided 2.5294454% interest; **Randall Benderson and David H. Baldauf as Trustees under Trust Agreement dated December 29, 1995 known as the RONALD BENDERSON 1995 TRUST**, as tenant in common with an undivided 8.7231406% interest; and **WR-I ASSOCIATES, LTD.**, a Florida limited partnership, as tenant in common with an undivided 1.5393777% interest, all of whose mailing address is 8441 Cooper Creek Blvd., University Park, Florida 34201 (hereinafter called the "Grantee").

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, all that certain land situated in Sarasota County, Florida (the "Property"), described as follows:

See Exhibit A attached hereto and made a part hereof

Subject to restrictions, reservations and easements of record, if any, and taxes for the year 2006 and subsequent years.

The Grantor covenants that the above-described property is not the Grantor's home or residence nor is it adjacent to any property constituting the homestead or residence of the Grantor or Grantor's spouse.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

The GRANTOR hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, but against none other.

The GRANTEES hereunder who are Trustees have the full power and authority to protect, conserve, sell, lease, encumber, manage and/or dispose of said real property pursuant to F.S. 689.071.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

SOUTH FLORIDA LAND GROUP, LLC,
an Illinois limited liability company

By: **OLEANDER MANAGEMENT, LLC,**
an Illinois limited liability company, its Manager

By: *Morgan Gray Stevens*
Morgan Gray Stevens, Member

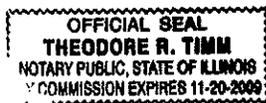
WITNESSES:

Loi-Natalie Laing
(signature)
Name: LOI-NATALIE LAING
(print)

Daniel F. Paulsen
(signature)
Name: Daniel F Paulsen
(print)

STATE OF ILLINOIS)
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 22ND day of September, 2006 by MORGAN GRAY STEVENS as the Member of OLEANDER MANAGEMENT, LLC, an Illinois limited liability company as Manager of SOUTH FLORIDA LAND GROUP, LLC, an Illinois limited liability company, on behalf of the company. He is personally known to me.



NOTARY PUBLIC:

Theodore R. Timm
Signature of person taking acknowledgment
THEODORE R. TIMM
Name typed, printed or stamped
11/20/09
Commission Expiration

Exhibit "A"

A parcel of land lying in Section 33, Township 39 South, Range 21 East, City of North Port, Sarasota County, Florida, being more particularly described as follows:

Beginning at the point of intersection of the Southerly Prolongation of the Westerly Right-of-Way line of Salford Boulevard (formerly Beachcomber Boulevard), as shown on the Plat of the Fourth Addition to Port Charlotte Subdivision as recorded in Plat Book 11 at Pages 32 and 32A through 32H, of the Public Records of Sarasota County, Florida, with the Southerly Right-of-Way line of Cocoplum Waterway, as described in Official Records Book 1941 at Pages 1 through 5, of the Public Records of Sarasota County, Florida, thence North $69^{\circ}19'39''$ West along said Southerly Right-of-Way line of Cocoplum Waterway, a distance of 698.53 feet; thence North $51^{\circ}41'30''$ West along said Right-of-Way line, a distance of 115.52 feet; thence North $69^{\circ}19'39''$ West along said Right-of-Way line, a distance of 2,410.13 feet; thence South $20^{\circ}40'21''$ West along a line parallel with and 150.00 feet Easterly of the lands described in Exhibit "A" of a Special Warranty Deed recorded in Official Records Book 2402 at Pages 257 through 259, of the Public Records of Sarasota County, Florida, a distance of 530.00 feet to the Northeasterly Right-of-Way line of U.S. Highway No. 41 (State Road No. 45) according to the Florida Department of Transportation Right-of-Way Map, Section 17010-2505; thence South $69^{\circ}19'39''$ East along said Right-of-Way line, a distance of 25.00 feet; thence South $52^{\circ}37'42''$ East along said Right-of-Way line, a distance of 104.40 feet; thence South $69^{\circ}19'39''$ East along said Right-of-Way line, a distance of 2,500.00 feet; thence North $20^{\circ}40'21''$ East along said Right-of-Way line, a distance of 10.00 feet; thence South $69^{\circ}19'39''$ East along said Right-of-Way line, a distance of 568.75 feet to the point of curvature of a circular curve concave Northerly, having as elements a central angle of $90^{\circ}00'00''$, a radius of 25.00 feet and a chord bearing of North $65^{\circ}40'21''$ East; thence Easterly along the arc of said curve, a distance of 39.27 feet to the aforementioned Southerly Prolongation of said Westerly Right-of-Way line of Salford Boulevard; thence North $20^{\circ}40'21''$ East along said Southerly Prolongation of said Westerly Right-of-Way line, a distance of 490.00 feet to the Point of Beginning. Said lands situate, lying and being in Sarasota County, Florida.

LESS AND EXCEPT THE FOLLOWING TRACT OF LAND TO THE EXTENT THE FOLLOWING TRACT OF LAND IS INCLUDED IN THE ABOVE DESCRIPTION:

A portion of Section 33, Township 39 South, Range 21 East, Sarasota County, Florida, more particularly described as follows:

Commencing at the point of intersection of the Easterly Right-of-Way line of Sumter Boulevard as platted in the 35th Addition to Port Charlotte Subdivision per plat thereof recorded in Plat Book 15, Page 19, of the Public Records of Sarasota County, Florida, with the Southerly Right-of-Way line of the Cocoplum Waterway (150.00 feet wide, Official Records Book 1941, Page 1); thence South $69^{\circ}19'39''$ East, along said Southerly Right-of-Way line of said Cocoplum Waterway, a distance of 704.64 feet to the Point of Beginning; thence continue South $69^{\circ}19'39''$ East, along said Southerly Right-of-Way line, a distance of 50.00 feet; thence South $20^{\circ}40'21''$ West, a distance of 537.51 feet to a point on the Northerly Right-of-Way line of the Tamiami Trail (U.S. 41); thence North $52^{\circ}37'42''$ West, along said Northerly Right-of-Way line, a distance of 26.15 feet; thence North $69^{\circ}19'39''$ West, along said Northerly Right-of-Way line, a distance of 24.95 feet; thence North $20^{\circ}40'21''$ East, a distance of 530.00 feet to the Point of Beginning.