

0702581
Sue Rennels - Coles County Clerk & Recorder
10/03/2007 02:45P
FILED RHSPS: \$10

This instrument prepared by
and upon recordation return to:

David A. Rosenberg, Esq.
Katten Muchin Rosenman LLP
525 W. Monroe St., Suite 1900
Chicago, IL 60661-3693

Tax Parcel Identification Numbers:
11-0-01589-000, 11-0-01591-000

11-0-01593-000
06-50871

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), is made effective as of the 25th day of September, 2007, by and between THE ORIGINAL ABRAHAM LINCOLN LAND AND CATTLE COMPANY, INC. (f/k/a Abraham Lincoln Land & Cattle Company, Inc.), an Illinois corporation ("Grantor"), and FRIENDS OF THE ABRAHAM LINCOLN HISTORICAL FARM LLC, an Illinois limited liability company ("Grantee").

WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, alien, remise, release, confirm, transfer and convey unto Grantee that certain real property located in Coles County, in the State of Illinois, as more particularly described on **Exhibit A** attached hereto and made a part hereof, together with all building structures, fixtures and other improvements affixed thereto or located thereon, if any, together with all rights, hereditaments and appurtenances pertaining to such property, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights of way (collectively, the "**Property**").

Grantor represents and warrants that Grantor has full right, power and authority to convey title to the Property.

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple; subject only to those matters set forth on **Exhibit B** attached hereto and made a part hereof (the "**Permitted Exceptions**") (but this reference thereto shall not operate to impose the same), and Grantor shall warrant and forever defend the right, title and interest in and to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions. As used herein, the terms "Grantor", "Grantors" and "Grantee" shall include their respective heirs, successors and assigns.

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EXHIBIT A

Legal Description

Lots One (1), Two (2), Three (3) and Four (4) of Abraham Lincoln Memorial Farm Plat, Coles County, Illinois, according to the plat thereof recorded January 21, 1976, in Plat Book 5 at page 21.

385024

EXHIBIT B

Permitted Exceptions

AS TO LOT 1:

1. Taxes for year 2007, which are a lien not yet due and payable, and taxes for all subsequent years.

2. Rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any.

3. Any and all rights of the People of the State of Illinois, County of Coles or other municipality for any part of the Property being used or taken by right of way or dedication for highway or public road purposes.

4. Title to all minerals, including oil, gas and coal within and underlying the premises, together with all mining and drilling rights and any other matters arising from any conveyance, reservation, lease or other severance of any interest in and to the minerals underlying the land described herein, including but not limited to express or implied easements for ingress, egress, production, etc., or other rights, privileges and immunities relating thereto.

5. Subject to Right of Way Easement to Coles-Moultrie Electric Cooperative, filed for record in the office of the Recorder of Coles County, Illinois, October 28, 2005, as Document No. 685484, granting the right to construct, operate, maintain and repair an electric transmission or distribution line or system over and across part of said premises.

6. Subject to the right, title and interest of owners of undivided 1/6,272,640th interests in Lot One (1), occasioned by various Warranty Deeds, both recorded and unrecorded, executed by Abraham Lincoln Land & Cattle Company, Inc., an Illinois corporation, and further subject to all the terms, covenants, conditions, restrictions and provisions contained in said Warranty Deeds.

7. Subject to any right, title or interest of (i) Brent Winters, by reason of the Quit Claim Deed recorded, December 2, 1997, as Document No. 600530, (ii) Joseph Paul Dotson, aka Joseph S. Dotson, aka Joseph Paul Stanton Dotson, by reason of the Warranty Deed recorded January 30, 1998, as Document No. 601904, and the Warranty Deed recorded August 9, 2004, as Document No. 0672101, (iii) Raymond Phipps, Jr., by reason of the Quit Claim Deed recorded August 6, 2004, as Document No. 672044, and the Quit Claim Deed recorded October 5, 2004, as Document No. 673884, (iv) James Livesay II as disclosed in the Quit Claim recorded August 6, 2004, as Document No. 672044, (v) Abraham Lincoln Land and Cattle Co., Inc., an Illinois corporation, incorporated June 25, 1992, by reason of, among other instruments related to the fee, a lease recorded July 1, 1992, in Misc. Rec. 789, page 124, as Document No. 545093, (vi) Laurie Ann Roley Dotson, by reason of the Quit Claim Deed recorded June 10, 1991, in Vol. 765, page 113, Document No. 533519, and (vii) Bernard McAlister, by reason of an easement for ingress and egress conveyed to Bernard McAlister, in Quit Claim Deed recorded December 2, 1997, as Document No. 600532.

AS TO LOTS 2, 3 AND 4:

1. Taxes for year 2007, which are a lien not yet due and payable, and taxes for all subsequent years.

2. Rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any.

3. Title to all minerals, including oil, gas and coal within and underlying the premises, together with all mining and drilling rights and any other matters arising from any conveyance, reservation, lease or other severance of any interest in and to the minerals underlying the land described herein, including but not limited to express or implied easements for ingress, egress, production, etc., or other rights, privileges and immunities relating thereto.

4. Subject to Right of Way Easement to Coles-Moultrie Electric Cooperative, filed for record in the office of the Recorder of Coles County, Illinois, October 28, 2005, as Document No. 685484, granting the right to construct, operate, maintain and repair an electric transmission or distribution line or system over and across part of said premises.

5. Subject to any right, title or interest of Abraham Lincoln Land and Cattle Co., Inc., an Illinois corporation, incorporated June 25, 1992, Bernard McAlister, and Raymond W. Phipps and spouses, if any, and their successors in interest, by reason of the Quit Claim Deed recorded December 2, 1997, as Document No. 600532, the Quit Claim Deed recorded September 17, 1999, as Document No. 619888 (wherein Bernard McAlister reserves a life estate unto himself), and the Quit Claim Deed recorded October 11, 2001, as Document No. 639255.

When recorded mail to:
LandAmerica Financial Group, Inc.
Attn: *A. BROWN*
1850 N. Central Ave., #300
Phoenix, AZ 85004
Escrow No. *06-50871*