

SPECIAL
WARRANTY DEED

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1987 AUG 10 AM 11:58
87439633

Statutory (ILLINOIS)

(Individual to Individual)

(The Above Space For Recorder's Use Only)

12.00

THE GRANTOR Centex Development Company, L.P. a Limited Partnership
created and existing under and by virtue

of the laws of Delaware County of Ten State of Delaware
for and in consideration of Ten (\$10.00) DOLLARS,

CONVEYS and WARRANTS unto Oak Creek Development Partnership, 2960 West
102nd Place, Evergreen Park, Ill. 60642, created and existing under and by
virtue of the Laws of the State of Illinois

the following described Real Estate situated in the County of Cook in the
State of Illinois, to wit:

Lots 97 and 98 in Fox Hills Unit One-A, a Subdivision of Part of the South
1/2 of the Northeast 1/4 of Section 34, and the Southwest 1/4 of the
Northwest 1/4 of Section 35, both in Township 37 North, Range 11 East of the
Third Principal Meridian, recorded in the Office of the Cook County Recorder
of Deeds on June 4, 1987 as Document Number 87-302732.

PERMANENT INDEX NO: 22-35-105-001-0000

And the party of the first part, for itself, and its successors, does
covenant, promise and agree, to and with the party of the second part, its
successors 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, it WILL WARRANT AND DEFEND, subject to:

See Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD said Real Estate unto the Grantee(s) forever.

DATED this sixth day of August 19 87

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Centex Development Company, L.P. (Seal) (Seal)
BY: 3333 Development Corporation
Its General Partner
Gerald R. Harker, Its Agent (Seal) (Seal)
and Attorney-In-Fact

State of IL County of Cook ss. I, the undersigned, a Notary Public in
and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gerald R. Harker, Agent, and
Attorney-In-Fact for 3333 Development Corporation General Partner
for Centex Development Company, L.P.
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 he signed, sealed and delivered the said instrument
as a free and voluntary act, for the uses and purposes therein set
forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this sixth day of August 1987

Commission expires 10-17 1989 [Signature]
NOTARY PUBLIC

This instrument prepared by:
Richard P. Howe
2401 W. Hassell Rd., Hoffman Estates, Il.

MAIL TO: Mr. Barry J. Schmarak
3445 West 111th Street
Chicago, ILL. 60655
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO BOX 333 - TH

ADDRESS OF PROPERTY: Vacant Lots
Silver Fox Drive + 131 AC St. Laurent
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO:
3445 West 111th St. Schmarak
Chicago, Ill 60655
(Name) (Address)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
31.50
SEAL ESTATE TRANSACTION TAX
31.50
ADDITIONAL REVENUE STAMPS HERE

87439633

DOCUMENT NUMBER

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EXHIBIT A

1. General real estate taxes for 1986, 1987 and subsequent years; and special assessments not yet due and payable at the date hereof and subsequent years.
2. Acts of Purchaser;
3. Easements created pursuant to the Subdivision Plat, if any;
4. Right of way for drainage tiles, ditches, feeders and laterals;
5. Rights of the municipality, the public and adjacent owners in and to the creek in the southern portion of the land;
6. Easements for Public Utilities and drainage over:

The East and West 10 feet of Lot 97; the South 15 feet of Lot 97; the North 5 feet of Lot 97;

The East and West 10 feet of Lot 98; the North and South 5 feet of Lot 98

As shown on the Plat of Fox Hills Unit One-A aforesaid, recorded June 4, 1987 as Document 87302732;

7. Easement Provision contained in the Plat of Subdivision for Fox Hills Unit One-A aforesaid, Recorded as Document 87302732 reserving and excepting from the dedication of all street and public places and within the areas as shown by dashed lines on the Plat and defined easement for public utilities and is reserved for and granted to the Metro Utility Company, a corporation of Illinois, its successors and assigns, a perpetual right and easement in, along and under such streets, public places, and easements to install, operate, maintain, repair and renew its water mains, water pipes, service lines, gates, valves, hydrants, sewer mains, sewer pipes, manholes, service lines, laterals, and all other appurtenances or facilities used by the utility in furnishing water or sewer service for any purpose in the Subdivision or any adjacent territory, including, without being limited to, the right to enter upon such streets, public places, and easements, to make openings therein, to excavate beneath the surface thereof for the purpose of installing, operating, maintaining, repairing or renewing any facilities of the utility, and to carry on its business as public utilities by means of the facilities located in, along or under such streets, and public places; provided, however, that any excavation or other work by the utility involving an opening of any such streets, public places or easements, shall be completed in a reasonable time, and after completion, the utility shall restore the surface of such streets, public places or easements to as good a condition as it was before such opening;
8. Easement over the land reserved for and granted to the Northern Illinois Gas Company, its successors and assigns, in all platted easement areas, streets, other public ways and places shown on the Plat of Subdivision for Fox Hills Unit One-A, aforesaid recorded June 4, 1987 as Document 87302732. Said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances, together with the right of access to said equipment;
9. Easement reserved for and granted to the Illinois Bell Telephone Company, Commonwealth Edison Company, Cable T.V. and their respective successors and assigns within the area as shown by dashed lines on the Plat of Subdivision for Fox Hills Unit One-A recorded June 4, 1987 as Document 87302732 and defined easement for public utilities, to install, lay construct, renew, operate and maintain conduits, cables, poles and wires, overhead and underground, with all necessary braces, guys, anchors, and other equipment for purposes of serving the Subdivision and other property with telephone, cable T.V. and electrical service, also is hereby granted the right to use the streets for said purposes, the right to overhang all lots with aerial service wires to serve adjacent lots, the right to enter upon the lots at all times to install, lay construct, renew, operate and maintain within said easement area said conduits, cables, poles, wires, braces guys, anchors, and other equipment; and finally the right is hereby granted to cut down and remove or trim and keep trimmed any trees, shrubs, or saplings that interfere or threaten to interfere with any of the said public utilities equipment. No permanent buildings or trees shall be placed on said easement, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or the rights herein granted.

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