

SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

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CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS INDENTURE, made this 20 day of August,  
19 87, between Terrestris Development Company

a corporation 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 Lee W. Frederick and Barbara J. Frederick  
as joint tenants.

707 Schooner Lane, Elk Grove, Illinois  
(NAME AND ADDRESS OF GRANTEE)

party of the second part, WITNESSETH, that the party of the first  
part, for and in consideration of the sum of TEN AND NO/100  
(\$ 10.00) Dollars and other good and valuable consideration

Above Space For Recorder's Use Only

in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority  
of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN  
AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following  
described real estate, situated in the County of Cook and State of Illinois known and described as  
follows, to wit:

LOT 74 IN STAPES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4  
OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS.

Subject to: General real estate taxes not due as of closing; including taxes  
which may accrue by reason of new or additional improvements during the year of  
closing; Covenants, conditions and restrictions of records: Public and utility  
easements and party wall rights and lot line agreements; Zoning and building laws  
and ordinances; Roads and highways, if any; Purchaser's mortgage, if any; and  
acts of Purchaser.

87481509

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 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 party of the second part, their heirs and assigns forever.

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, their 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, it WILL WARRANT AND  
DEFEND, subject to:

Permanent Real Estate Index Number(s): 07-35-207-019 BAO W  
Address(es) of real estate: 707 Schooner Lane, Elk Grove, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused  
its name to be signed to these presents by its Vice President, and attested by its Asst. Secretary, the day  
and year first above written.

TERRESTRIS DEVELOPMENT COMPANY  
(Name of Corporation)

By Marsha B. Elliott  
ITS: Vice President  
Attest: Jean M. Ozienkowski  
ITS: Asst. Secretary

This instrument was prepared by PORTES, SHARP, HERBST & KRAVETS, LTD., 333 W. WACKER DR., STE. 500  
(NAME AND ADDRESS) CHICAGO, IL. 60606

MAIL TO { James Tenenb  
(Name)  
100 West Green Street  
(Address)  
Bensenville, Ill. 60015  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO  
Lee W. Frederick  
(Name)  
707 Schooner Lane  
(Address)  
Elk Grove, IL. 60007  
(City, State and Zip)

BOX 334

OR RECORDER'S OFFICE BOX NO.

64971

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STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

I, Corinne A. Grosch, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marsha B. Elliott personally known to me to be the Vice President of Terrestris Development Company, a Illinois corporation, and Jean M. Oziemkowski, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors 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 20th. day of August, 19 87.

Corinne A. Grosch  
Notary Public

Commission expires \_\_\_\_\_



078371  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
62.25

1155  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
62.25  
REVENUE

DEPT. OF REVENUE  
184466  
\$12.00  
14-37-00  
COOK COUNTY CLERK'S OFFICE

Box 87481609

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

12<sup>00</sup>

MAIL TO:

87481609

GEORGE E. COLE  
LEGAL FORMS