

SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

UNOFFICIAL COPY

NC 809  
February 1981

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 10th day of February,  
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 Gerald D. Shallcross and Rosalie J. Shallcross  
not as tenants in common but as joint tenants  
with the right of survivorship.

87101364

(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

Above Space For Recorder's Use Only

(\$10.00) Dollars and other good and valuable consideration

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:

64971

LOT 250 IN STAPES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF  
SECTION 35, TOWNSHIP 4 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.

87101364

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:

BAO

Permanent Real Estate Index Number(s): 07-35-209-030  
Address(es) of real estate: 1773 Longboat Drive, 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 Marsha B. Elliott  
Attest: Jean M. Ozienkowski  
Its: Asst. Secretary Jean M. Ozienkowski

This instrument was prepared by Portes, Sharp, Herbst & Kravets, LTD., 333 W. Wacker Dr., Ste. 500  
(NAME AND ADDRESS) Chicago, IL 60606

CENTURY TITLE COMPANY

CJC-11474

MAIL TO { Gerald D. Shallcross  
(Name)  
1773 Longboat Dr.  
(Address)  
Elk Grove, IL 60007  
(City, State and Zip) }

SEND SUBSEQUENT TAX BILLS TO  
Gerald D. Shallcross  
(Name)  
1773 Longboat Drive  
(Address)  
Elk Grove, Illinois 60007  
(City, State and Zip)

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STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

I, Bonnie L. Elza, 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. Oziemkowi, personally known to me to be the  
Asst. 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 Asst. 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 10th day of February, 1987.

Bonnie L. Elza  
Notary Public  
Bonnie L. Elza  
Commission expires July 6, 1987

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP FEB 20 '87  
62.50

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
FEB 20 '87  
DEPT. OF REVENUE  
62.50

DEPT-01 RECORDING \$11.25  
TR4444 TRAN 0411 02/20/87 15:18:00  
#7872 # D \* - 57 - 101364  
COOK COUNTY RECORDER

11<sup>00</sup> MAIL

87101364  
Box

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

87101364

GEORGE E. COLE  
LEGAL FORMS