

SPECIAL WARRANT DEED
(Corporation to Individual)
(Illinois)

No. 833
February, 1985

UNOFFICIAL COPY

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.

87126927

THIS INDENTURE, made this 26 day of February, 1987, 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 Marcus G. Feagan and Lynne T. Feagan as joint tenants of 729 Cutter 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 174 in Stages Subdivision, being a Subdivision of part of the NORtheast quarter 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.

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): 07-35-208-022 BOA-0 To
Address(es) of real estate: 729 Cutter 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 Marsha B. Elliott
Attest: Jean M. Oziemkowski
Its: Asst. Secretary Jean M. Oziemkowski

This instrument was prepared by Portes, Sharp, Herbst & Kravets, Ltd., 333 W. Wacker Drive, Chicago, IL. 60606
(NAME AND ADDRESS)

64971
610-11570
CENTURY TITLE COMPANY

87126927

MAIL TO: { SARA VANNUCCI
(Name)
516 W. WISE
(Address)
SCHAUMBURG, IL 60193
(City, State and Zip) }

SEND SUBSEQUENT TAX BILLS TO:
Marc G. Feagan
(Name)
729 Cutter Lane
(Address)
Elk Grove, Illinois 60007
(City, State and Zip)

UNOFFICIAL COPY

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

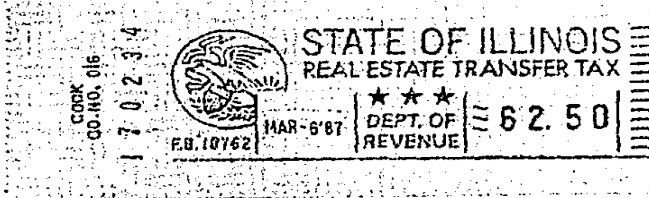
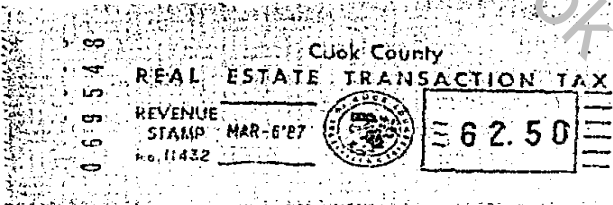
I, Corinne A. Grosch, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marsha B. Elliott personally known to me to be the Vice President of Terrestris Development Company, a Illinois corporation, and Jean M. Oziemkowski, personally known to me to be the Asst. Secretary 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 26 day of February, 1987.

Corinne A. Grosch
Notary Public

Commission expires _____

Corinne A. Grosch



DEPT-01 RECORDING \$11.25
144/44 TRAN 0086 03/07/87 09:17:00
#700 # D *--137--126927
COOK COUNTY RECORDER

87126927

11⁰⁰ MAIL

Box _____
SPECIAL WARRANTY DEED
Corporation to Individual
TO
ADDRESS OF PROPERTY:

MAIL TO:
-87-126927
GEORGE E. COLE*
LEGAL FORMS