

SPECIAL WARRANTY DEED

UNOFFICIAL COPY 88405674

Statutory (Illness)

1988 SEP -7 AM 11: 37

88405674

(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR Centex Development Company, L.P., a Limited Partnership
 created and existing under and by virtue
 of the laws of _____ County of the State of Delaware
 for and in consideration of Ten and No/100ths (\$10.00) DOLLARS,
 in hand paid,
 CONVEY S and WARRANT S unto OAK CREEK DEVELOPMENT PARTNERSHIP
2960 West 102nd Place, Evergreen Park, IL 60642

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

Lots 74, 75, 76, 77 and 78 inclusive in Fox Hills Unit One-A,
 being a subdivision of part of the south 1/4 of the north east 1/4 of Section
 34 and the south west 1/4 of the north west 1/4 of Section 35, Township 37 North,
 Range 11 East of the Third Principal Meridian according to the Plat thereof
 recorded June 4, 1987 as Document No. 87302732 in Cook County, Illinois.

PERMANENT INDEX NOS.: 22-35-103-003; 22-35-104-002; 22-35-104-004; 22-35-104-005;
 22-35-104-006; 22-35-104-007; 22-35-104-011; 22-35-104-012

Sloven Fox Drive and 131st Street Lockport, Ill.

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 1st day of September 1988

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
 Centex Development Company, L.P. (Seal) _____ (Seal)
 By 3333 Development Corporation _____
 Its General Partner _____
 Stephen M. Weinberg (Seal) _____ (Seal)
 Stephen M. Weinberg, its Agent and Attorney-in-Fact _____

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in
 and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cerald R. Harbeck, 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 his 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 1st day of September 1988

Commission expires November 09, 1988 *Shelva E. Phipps* NOTARY PUBLIC

This instrument prepared by:
Raymond Smerge
3333 Lee Parkway, Dallas, TX 75219

MAIL TO: Mr. Barry J. Schmarak
 3445 West 111th Street
 Chicago, Ill. 60655

ADDRESS OF PROPERTY:
 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
 SEND SUBSEQUENT TAX BILLS TO:
RYAN Smith
2960 W 102nd Pl.
Evergreen Park, IL 60642

OR RECORDER'S OFFICE BOX NO. BOX 333

COOK CO. NO. 016
 59486
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 91.25
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 91.25

13.00

DOCUMENT NUMBER
 88405674

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EXHIBIT 'A'

1. General Real Estate taxes for 1987, 1988 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. Possible flood risks affecting the land and other land based upon data available to the Department of Transportation as disclosed by a letter recorded June 4, 1987 as Document No. 87302732.

It is noted that said report is based upon available topographic and hydrologic data along with information presented on the Plat of Fox Hills Estates Unit 1-A recorded June 4, 1987 as Document No. 87302732.

It has been determined from the above-mentioned data that portions of the following lots in Fox Hills Estates Unit 1-A, aforesaid are subject to flood risk:

7. Easements for Public Utilities and drainage over:

The Westerly 10 Feet of Lot 74; the Northwesterly, Northeasterly, Easterly and Southerly 5 feet of Lot 74

The Southerly 10 feet of Lot 75; the Westerly, Northerly and Easterly 5 feet of Lot 75

The Southeasterly 10 feet of Lot 76; the Easterly 5 feet of Lot 76; the Southwesterly 5 feet (except the Northwesterly 50 feet thereof) of Lot 76; the Northerly 5 feet (except the westerly 19.89 feet thereof) of Lot 76; that part of Lot 76 lying Northwesterly of a Line drawn from a point on the North line 19.87 feet east of the North West corner of said Lot, to a point on the South East line 50 feet South East of the South West corner of said Lot

The Easterly 10 feet of Lot 77; the Northeasterly, Southerly, and Southwesterly 5 feet of Lot 77; the Northwesterly part of Lot 77- No dimensions given on the Plat of Subdivision

The South and East 10 feet and the North and West 5 feet of Lot 78

As shown on Plat of Fox Hills Unit One-A aforesaid, recorded June 4, 1987 as Document No. 87302732.

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8. 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;
9. 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;
10. 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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