

SPECIAL
WARRANTY DEED

UNOFFICIAL COPY 89076600

Statutory (ILLINOIS)

1985 FEB 21 10 11 13

89076600

(Individual to Individual)

(The Above Space For Recorder's Use Only)

COOK
CO. NO. 016

1 0 0 2 7

THE GRANTOR Centex Development Company, L.P. a Limited Partnership
created and existing under and by virtue
of the laws of Illinois County of the State of Delaware
for and in consideration of Ten (\$10.00) DOLLARS,
in hand paid,

CONVEYS and WARRANTS unto Standard Bank & Trust Co., Trust No. 10021
dated 11/5/85, 2400 W. 95th Street, Evergreen Park, IL. 60642

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

Lots 71,72 & 73 in Fox Hills Unit 1-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: 22-35-104-002-000, 22-35-104-003-000, & 22-35-104-004-000

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 16th day of February 19 89.

Centex Development Company, L.P. (Seal) (Seal)

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
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.

" OFFICIAL SEAL PERSONALLY known to me to be the same person whose name is
THELMA E. PHIPPS described to the foregoing instrument, appeared before me this day in person,
NOTARY PUBLIC, STATE OF ILLINOIS I acknowledged that he signed, sealed and delivered the said instrument
MY COMMISSION EXPIRES 11/14/92 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 16th day of February 19 89.

Commission expires November 17, 1992 Thelma 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
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 142

ADDRESS OF PROPERTY
Public Lane
Almont

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
Oak Creek Development Partnership
2960 West 102nd Place
Evergreen Park, IL 60642
(Address)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
DEPT. OF REVENUE
57.00

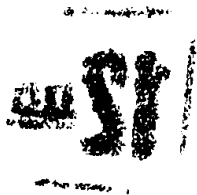
COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
DEPT. OF REVENUE
57.00

89076600

DOCUMENT NUMBER

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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. Easement rights of the Illinois Bell Telephone Company, The Commonwealth Edison Company, the Northern Illinois Gas Company and the Chickasaw Hills Utility Company into, under, over and upon those portions of Fox Hills Unit I as shown on the plat of subdivision recorded July 31, 1978 as Document No. 24560641 and as granted therein.
7. Easements for public utilities and drainage over:
The South 10 feet and the Easterly, Northerly and West 5 feet of Lot 71;
The South 10 feet and the West, East and Northerly 5 feet of Lot 72;
The South and Westerly 10 feet and the Northerly and East 5 feet of Lot 73.
8. Easement provision contained in the plat of subdivision for Fox Hills Unit One-A aforesaid, recorded as Document No. 87302732 reserving and excepting from the dedication of all streets and public places and within the areas as shown by dashed lines on the plat and defined easement for public utilities (as described and Exception Number 7) 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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