

WARRANTY DEED

THE GRANTOR FUTURUS REAL ESTATE PARTNERSHIP, a partnership 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, by its sole partner, FUTURUS FINANCIAL SERVICES, INC., 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, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the partner of said partnership and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to FUTURUS REAL ESTATE LIMITED PARTNERSHIP, a partnership created and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 209 East Butterfield Road, Suite 208, Elmhurst, Illinois 60126, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

PARCEL 1:

THAT PART OF LOT 8154 (EXCEPT THAT PART OF SAID LOT 18284 LYING SOUTH OF A LINE DRAWN AT 90 DEGREES TO THE EAST LINE OF SAID LOT, AT A POINT ON SAID EAST LINE, 195.33 FEET NORTH OF THE SOUTH EAST CORNER OF SAID LOT, IN SECTION 17, WEATHERSFIELD UNIT 18, BEING A SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING ON THE WEST LINE OF SAID LOT 18284 AT A POINT 1031.37 FEET NORTH OF THE SOUTH WEST CORNER OF SAID LOT 18284; THENCE EAST 129.89 FEET, TO THE POINT OF BEGINNING OF THE PARCEL (HEREIN UNSUBSCRIBED (FOR THE PURPOSES OF DESCRIBING THIS PARCEL, WEST LINE OF SAID LOT 18284 IS TAKEN AS NORTH AND SOUTH)); THENCE NORTH 91.82 FEET; THENCE EAST 43.00 FEET; THENCE SOUTH 49.98 FEET; THENCE EAST 3.00 FEET; THENCE SOUTH 1.83 FEET; THENCE WEST 43.00 FEET, TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EMENDMENTS APPURTINANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS DATED MARCH 9, 1978 AND RECORDED MARCH 31, 1978 AS DOCUMENT 24384493 AND AS CREATED BY DEED FROM FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 17, 1977 AND KNOWN AS TRUST NUMBER 74201807 TO FIRST ARLINGTON NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 14, 1978 AND KNOWN AS TRUST NUMBER A 619 DATED JULY 14, 1978 AND RECORDED AUGUST 7, 1978 AS DOCUMENT 24870189, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: EASEMENTS, RESTRICTIONS, COVENANTS, BUILDING LINES OF RECORD, PARTY WALL RIGHTS AND GENERAL REAL ESTATE TAXES FOR 1991 AND SUBSEQUENT YEARS.

Permanent Real Estate Index Number: 07-27-302-017

Address of Real Estate: 1041 Dickens Way, Schaumburg, Illinois 60193

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its sole partner, FUTURUS FINANCIAL SERVICES, INC., which has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary this 30th day of April 1992.

FUTURUS REAL ESTATE PARTNERSHIP

By: FUTURUS FINANCIAL SERVICES, INC. Partner

By: JED WALKER, PRESIDENT

ATTEST: CHRISTINE E. ANDERSON, SECRETARY

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that JED WALKER personally known to me to be the President of the FUTURUS FINANCIAL SERVICES, INC. corporation, and CHRISTINE E. ANDERSON personally known to me to be the 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 President and 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 14th day of December 1992

Commission expires 11-6-95, 19

NOTARY PUBLIC OFFICIAL SEAL The J. Graham Notary Public, State of Illinois My Commission Expires 11/6/95


MAIL TO: FUTURUS REAL ESTATE L. P. 209 EAST BUTTERFIELD, STE 208 ELMHURST, ILLINOIS 60126


SEND SUBSEQUENT TAX BILLS TO: FUTURUS REAL ESTATE LIMITED PARTNERSHIP 209 EAST BUTTERFIELD ROAD, SUITE 208 ELMHURST, ILLINOIS 60126

23.50

81801090

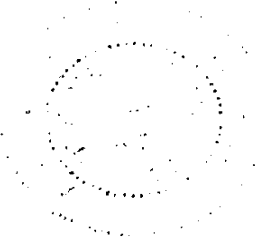
UNOFFICIAL COPY

Cook County
REAL ESTATE TRANSACTION TAX
 REVENUE STAMP OCT 10 '92
 PA. 11421  142.50

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
 OCT - 92 DEPT. OF REVENUE  285.00

27099 PF
VILLAGE OF SCHAUMBURG
 DEPT. OF FINANCE AND ADMINISTRATION REAL ESTATE TRANSFER TAX
 DATE 12/11/92
 AMT. PAID \$285.00

Property of Cook County Clerk's Office



REC'D IN K 23.00
 MAILINGS K 0.50
 92040813 M
 SUBTOTAL 23.50
 CHECK 23.50

12/14/92

PURC CTR
 0017 MCW 14:11

NOTARY PUBLIC, STATE OF ILLINOIS
 My Commission Expires 11/8/93
 TINA M. GREENING
 "OFFICIAL SEAL"