

SPECIAL WARRANTY DEED
(Corporation to individual)
(Illinois)

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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 15th day of April 1993, between BARTLETT GREENS ASSOCIATES, an Illinois General 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, party of the first part, and Gladys Walker and Jerome R. Walker and Mary Ellen Walker, his wife, as joint tenants with right of survivorship 5132 W. Howard Skokie, IL 60077 (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--- Dollars and 00/100

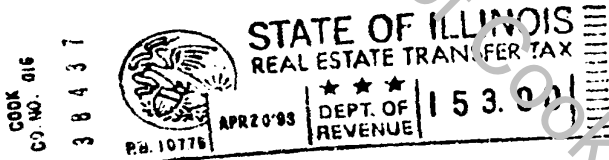
in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Managing General Partner of said Ptnshp. by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Above Space For Recorder's Use Only

Joseph 93002609 7411298

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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: SEE ATTACHED EXHIBIT "A"

Permanent Real Estate Index Number(s): 06-29-403-008-0000 Vol. 061
Address(es) of real estate: 549 Rose Lane Bartlett, IL 60103

IN WITNESS WHEREOF, said party of the first part Bartlett Greens Assoc., an Illinois Gen. Ptnshp. has caused its name to be signed to these presents by its Managing General Partner, Bartlett Newco, Inc., the day and year first above written.

BARTLETT GREENS ASSOCIATES, an Illinois General Ptnshp.
BY: BARTLETT NEWCO, Inc., a Delaware Corporation, its
Managing General Partner

COOK COUNTY, ILLINOIS
RECORDER'S OFFICE

93 APR 29 PM 12:32

93289578

By Frank A. Martin, Vice President

Attest: Patricia J. Blencoe, Secretary

Patricia J. Blencoe, Secretary

This instrument was prepared by BARTLETT NEWCO, INC. 1257 Village Drive Arlington Hts, IL (NAME AND ADDRESS)

MAIL TO Gladys Walker (Name)
549 Rose Lane (Address)
Bartlett, Illinois 60103 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
WALKER (Name)
549 Rose Lane (Address)
Bartlett, Illinois 60103 (City, State and Zip)

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

Lot 83 in Bartlett on the Greens Final Subdivision and P.U.D. Plat of Phase Two, being a subdivision of part of the Northeast Quarter and part of the Southeast Quarter of Section 29, Township 41 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded January 26 1990 as document 90043298, in Cook County, Illinois.

PARCEL 2:

NONEXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED BY AGREEMENT DATED NOVEMBER 5, 1987 AND RECORDED DECEMBER 3, 1987 AS DOCUMENT 87640493 FOR INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF THE NORTH EAST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 29, THENCE SOUTH 87 DEGREES 40 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH EAST 1/4 OF SAID SECTION 29, A DISTANCE OF 129.36 FEET; THENCE NORTH 19 DEGREES 38 MINUTES 58 SECONDS WEST 295.13 FEET; THENCE NORTH 4 DEGREES 08 MINUTES 58 SECONDS WEST 143.95 FEET; THENCE NORTH 35 DEGREES 40 MINUTES 06 SECONDS WEST 103.91 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 30 SECONDS WEST 241.97 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44 DEGREES 10 MINUTES 23 SECONDS WEST 394.85 FEET; THENCE NORTHERLY 506.21 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED COURSE, CONVEX WESTERLY HAVING A RADIUS OF 500.00 FEET AND WHOSE CHORD BEARS NORTH 15 DEGREES 10 MINUTES 15 SECONDS WEST, A DISTANCE OF 484.86 FEET; THENCE NORTH 13 DEGREES 49 MINUTES 58 SECONDS EAST, TANGENT TO THE LAST DESCRIBED COURSE, 933.55 FEET; THENCE NORTH 56 DEGREES 50 MINUTES 08 SECONDS EAST 19.01 FEET TO A POINT ON THE SOUTHERLY LINE OF U.S. ROUTE 20 (LAKE STREET); THENCE WESTERLY 109.09 FEET ALONG THE LAST MENTIONED SOUTHERLY LINE, BEING THE ARC OF A CIRCLE, CONVEX SOUTHERLY HAVING A RADIUS OF 2,253.87 FEET AND WHOSE CHORD BEARS NORTH 78 DEGREES 56 MINUTES 24 SECONDS WEST, A DISTANCE OF 109.08 FEET; THENCE SOUTH 32 DEGREES 03 MINUTES 03 SECONDS EAST 41.77 FEET; THENCE SOUTH 13 DEGREES 49 MINUTES 58 SECONDS WEST 913.11 FEET; THENCE SOUTHERLY 573.03 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED COURSE, CONVEX WESTERLY HAVING A RADIUS OF 566.00 FEET AND WHOSE CHORD BEARS SOUTH 15 DEGREES 10 MINUTES 15 SECONDS EAST, A DISTANCE OF 548.87 FEET; THENCE SOUTH 44 DEGREES 10 MINUTES 28 SECONDS EAST 446.18 FEET; THENCE NORTH 45 DEGREES 49 MINUTES 32 SECONDS EAST 66.00 FEET; THENCE NORTH 44 DEGREES 10 MINUTES 28 SECONDS WEST 51.33 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 549 Rose Lane, Bartlett, Illinois
TAX I.D. NUMBER: 06-29-403-008-0000 VOL. 61

SUBJECT TO:

(1) current non-delinquent real estate taxes and taxes for subsequent years; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing; (3) plat of subdivision affecting the Residence; (4) the Declaratins of Covenants, Conditions, Restrictions and Easements for Bartlett on the Greens Homeowners Association recorded December 3, 1987 as Document 87640492 including all amendments and exhibits thereto; (5) public, private and utility easements; (6) covenants, conditions and restrictions of record; (7) applicable zoning, planned unit development and building laws, ordinances and restrictions as from time to time amended; (8) roads and highways, if any; (9) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Sellers shall so remove at that time by using the funds to be paid upon delivery of the Deed; (10) matters over which Escrowee is willing to insure; (11) acts done or suffered by the Purchaser.

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