

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

NO. 803
February, 1975

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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 1st day of November, 1994, between DOMINICANS, OF ST. ALBERT THE GREAT, USA, a not-for-profit corporation, 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 DAVID E. ZYER and CONNIE R. ZYER, 1046 N. Grove, OAK PARK, ILLINOIS, 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 Dollars and other good and valuable consideration 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 2 IN PRIORITY ESTATES RESUBDIVISION 1 BEING A RESUBDIVISION OF LOTS 10, 11 AND 12 IN PRIORITY ESTATES OF RIVER FOREST, A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: those matters listed on Exhibit A attached hereto and made a part hereof.



Village of River Forest
Real Estate Transfer Tax
\$50



Village of River Forest
Real Estate Transfer Tax
\$2.50



Village of River Forest
Real Estate Transfer Tax
\$100



Village of River Forest
Real Estate Transfer Tax
\$1.00



Village of River Forest
Real Estate Transfer Tax
\$.50

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): 15-01-218-004-0000

Address(es) of real estate: part of 7200 W. Division, River Forest, 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 Provincial Agent, President, and attested by its Secretary, the day and year first above written.

DOMINICANS, PROVINCE OF ST. ALBERT THE GREAT, USA,
an Illinois not-for-profit corporation
(Name of Corporation)

By Benjamin R. Zyer, C.P.
Provincial Agent

Attest: _____

This instrument was prepared by Robert V. Fitzsimmons; Mayer, Brown & Platt, 190 S. LaSalle Street, Chicago, Illinois, 60603
(NAME AND ADDRESS)

MAIL TO:

C.R. Staley
Schiff Hardin & Waite
7200 Sears Tower
Chicago, Ill. 60606
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

David Zyer
1046 N. Grove
Oak Park, Ill.
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. _____

TICOR TITLE INSURANCE
BOX 15

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STATE OF ILLINOIS

COUNTY OF COOK

ss.

I, KRISTIN NYSTEDT, a notary public
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
personally known to me to be the ^{Provincial Agent} ~~President~~ of DOMINICANS, PROVINCE OF ST. ALBERT THE GREAT, USA
a ~~corporation~~, and ~~personally known to me to be the~~
~~Secretary of said corporation~~, and personally known to me to be the same person whose
name ~~is~~ ^{is} subscribed to the foregoing instrument, appeared before me this day in person and ~~personally~~
acknowledged that as such ^{Provincial} ~~Agent~~ ~~President and~~ ~~Secretary~~, he 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~~ ^{his} 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 1st day of November, 19 94.

Kristin Nystedt
Notary Public

Commission expires 1/3/96



Box

94945790

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

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Exhibit A

Permitted Encumbrances

1. General real estate taxes for the year 1994 and subsequent years;
2. Declaration of Covenants, Conditions, Restrictions and Rights dated April 25, 1994;
3. Easement Grant dated May 27, 1994;
4. Plat of Subdivision of Priory Estates of River Forest recorded June 23, 1994 as document 94558271;
5. Acts done or suffered by or through the Grantee;
6. This conveyance is subject to the right (but not the obligation) of Grantor to repurchase the property conveyed hereby for the original consideration paid by Grantee, subject to customary closing prorations and conditions), in its present condition (or better) and subject to no additional exceptions or encumbrances than those listed hereon, if Grantee or its successors or assigns have not on or before two (2) years from the date hereof: (a) received "Architectural Approval" to construct a "Dwelling Unit" as such terms are defined in and pursuant to that certain Declaration of Covenants, Conditions, Restrictions and Rights made by the Dominicans Province of St. Albert the Great, USA, dated April 25, 1994 (the "Covenants"); and (b) been issued all appropriate permits by the Village of River Forest (and any other necessary governmental units) to commence construction thereon. Such right of repurchase shall be exercisable by written notice to the then-current owner of record on or before May 1, 1997. In the event such notice is delivered, the then-current owner and Grantor shall work in good faith to reconvey the property within 30 days and in accordance with local practice and customs.

Grantee further acknowledges that no person or entity or their respective majority-owned affiliates may own, directly or indirectly, legally or beneficially, more than three Residential Lots (as defined in and subject to Covenants) at any time or from time to time.

Grantee further agrees, at Grantee's sole cost and expense, to cause new sidewalks to be installed across the property conveyed hereby or on the public right-of-way adjacent to the property conveyed hereby, which installation shall be

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subject to the approval and the direction of the Village of River Forest.

Grantor reserves all rights and remedies available at law or equity in relation to these restrictions.

These restrictions shall be covenants running with the property conveyed hereby and shall be binding on all successors and assigns of Grantee.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: November 1, 1994

The Dominicans, Province of
St. Albert the Great, USA

Dennis R. George, P.
Provincial Agent

Subscribed and sworn to me by the
said Dominicans, Province of St. Albert
the Great, USA, this 1 day of November,
1994.

Theresa Nystedt
Notary Public

"OFFICIAL SEAL"
KRISTIN NYSTEDT
Notary Public, State of Illinois
My Commission Expires Jan. 3, 1996

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: November 1, 1994

Signature

Charles R. Staley
Attorney in Fact

Subscribed and sworn to me by the
said Paula Podvin

1st day of November, 1994

Paula Podvin
Notary Public

"OFFICIAL SEAL"
PAULA PODVIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/1/98

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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