

SPECIAL WARRANTY DEED

DEPT-01 RECORDING \$27.00  
T#0012 TRAN 2263 10/07/96 12:24:00  
#9581 ER \*--96-762382  
COOK COUNTY RECORDER  
DEPT-10 PENALTY \$24.00

STATE OF ILLINOIS §  
COUNTY OF COOK §

KNOW ALL MEN BY THESE PRESENTS:

27.12/24.12

76-26-74501

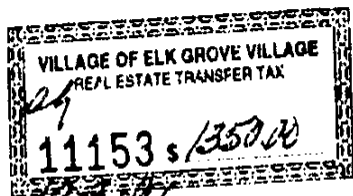
THAT, THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a New Ycrk corporation ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned by WOODROW A. POWERS II ("Grantee"), whose mailing address is c/o Jorson & Carlson Companies, 1291 Brummel Avenue, Elk Grove Village, Illinois 60007, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes (the "Property"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto Grantee, its successors, legal representatives and assigns FOREVER, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

Grantee by its acceptance hereof, hereby assumes payment of the 1996 and all future ad valorem real estate taxes attributable to the Property.

EXECUTED this 3rd day of October, 1996.

DEPT-10 PENALTY \$24.00  
T#0012 TRAN 2263 10/07/96 12:27:00  
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COOK COUNTY RECORDER



THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a New York corporation

By: Jay Raghavan  
Name: Jay Raghavan  
Title: Investment Officer

96762382

BOX 333-CTI

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

This instrument was acknowledged before me on October 3, 1996, by Jay Raghavan, an Investment Officer of THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a New York corporation, on behalf of said corporation.

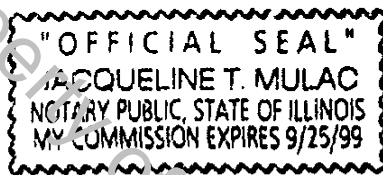
Jacqueline T. Mulac  
Notary Public State of Illinois

My Commission Expires:

9/25/99

Notary's name printed:

Jacqueline T. Mulac



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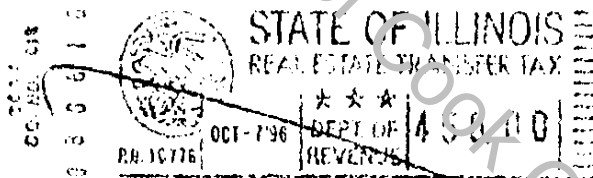
## EXHIBIT A

### THE PROPERTY

LOT 143 IN HIGGINS INDUSTRIAL PARK UNIT 98 BEING A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMON ADDRESS: 1300 Howard Street  
Elk Grove Village, Illinois 60007

PERMANENT INDEX NUMBER: 08-27-202-034-0000



THIS INSTRUMENT PREPARED BY:

Judy B. Oppenheim, Esq.  
Katten Muchin & Zavis  
525 West Monroe  
Suite 1600  
Chicago, IL 60661-3693

AFTER RECORDING RETURN TO:

George Economos, Esq.  
Porikos, Rodes & Economos, P.C.  
One Illinois Center  
111 East Wacker Drive  
28th Floor  
Chicago, Illinois 60601

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. TAXES FOR THE YEARS 1996 AND SUBSEQUENT YEARS.
2. BUILDING LINE OVER THE SOUTH 25 FEET OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED OCTOBER 16, 1972 AS DOCUMENT 22086064.
3. EASEMENT OVER THE NORTH 15 FEET AND THE SOUTH 25 FEET OF THE LAND, FOR PUBLIC UTILITIES, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED OCTOBER 16, 1972 AS DOCUMENT 22086064.
4. EASEMENT OVER THE SOUTH 25 FEET OF THE LAND FOR SEWER AND WATER PURPOSES, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED OCTOBER 16, 1972 AS DOCUMENT 22086064.
5. EASEMENT OVER THE SOUTH 25 FEET OF THE LAND FOR UNDERGROUND PUBLIC UTILITIES AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED OCTOBER 16, 1972 AS DOCUMENT 22086064.
6. EASEMENT OVER THE NORTH 15 FEET AND THE SOUTH 25 FEET OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED OCTOBER 16, 1972 AS DOCUMENT 22086064.
7. EASEMENT OVER THE NORTH 15 FEET AND THE SOUTH 25 FEET OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED OCTOBER 16, 1972 AS DOCUMENT 22086064.
8. AERIAL WIRES ACROSS THE NORTHEASTERLY CORNER OF THE LAND AS SHOWN ON THE PLAT OF SURVEY MADE BY GREMLEY & BIEDERMANN, INC., DATED AUGUST 16, 1996, NUMBER 962137.

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