

96183606

Prepared by:
James B. Watkins
3333 Lee Parkway
Dallas, TX 75219

. DEPT-01 RECORDING \$31.00
. T40012 TRAN 9552 03/11/96 15:27:00
. \$1004 ÷ ER *-96-183606
. COOK COUNTY RECORDER

After recording return to:
Kevin M. Gensler
Dommermuth Brestal Cobine
& West, Ltd.
Naperville, Illinois 60566
-0565

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 23rd day of February, 1996, between CENTEX DEVELOPMENT COMPANY, L.P., a Delaware limited partnership ("Grantor"), and Senco Properties, Inc., an Illinois corporation, having its principal office at the following address, 706 Illinois, Lemont, Illinois, 60439 ("Grantee");

WITNESSETH, Grantor, for and in consideration of the sum of TEN & NO/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, by these presents CONVEYS AND WARRANTS unto Grantee FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois which is legally described on Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property").

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 Grantor, either in law or equity, of, in and to the above described Property, with the hereditaments and appurtenances thereunto belonging.

Grantee acknowledges and agrees that Grantor has not made, does not make and specifically disclaims any representations, warranties, promises, covenants, agreements, or guaranties of any kind or character whatsoever, whether express or implied, oral or

BOX 300-071

7585852

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Property of Cook County Clerk's Office

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90368196

COOK
CO. NO. 016

073081



P.B. 10776

MAR-8'98

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEPT. OF
REVENUE

120.00

REAL ESTATE

Cook County

60.00

RECEIVED
MAR-8'98



60.00

UNOFFICIAL COPY

written, past, present or future, of, as to, concerning or with respect to (i) the nature, quality or condition of the Property, including, without limitation, the water, soil, and geology, or the presence or absence of any pollutant, hazardous waste, gas or substance or solid waste on or about the Property; (ii) the income to be derived from the Property; (iii) the suitability of the Property for any and all activities and uses which Grantee may intend to conduct thereon; (iv) the compliance of or by the Property or its operation with any laws, rules, ordinances or regulations of any governmental authority or body having jurisdiction; (v) the habitability, merchantability or fitness for a particular use or purpose of the Property; or (vi) any other matter related to or concerning the Property. Grantee shall not seek recourse against Grantor on account of any loss, cost or expense suffered or incurred by Grantee with regard to any of the matters described in clauses (i) through (vi) above. Grantee acknowledges that Grantee, having been given the opportunity to inspect the Property, is relying solely on its own investigation of the Property and not on any information provided or to be provided by Grantor. Grantee further acknowledges that no independent investigation or verification has been or will be made by Grantor with respect to any information supplied by Grantor concerning the Property, and Grantor makes no representation as to the accuracy or completeness of such information, it being intended by the parties that Grantee shall verify the accuracy and completeness of such information itself.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances thereunto belonging, unto Grantee, Grantee's successors and assigns, forever. And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and its successor, that it has not done or suffered to be done, anything whereby the said Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but not otherwise, SUBJECT TO the matters recited on Exhibit "B" attached hereto and made part hereof for all purposes.

And the Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Permanent Real Estate Index Number(s):

22-34-203-010-0000

22-34-203-011-0000

22-34-203-012-0000

22-34-203-013-0000

Address of real estate:

Vacant

Send subsequent tax bills to:

Sanco Properties, Inc.

706 Illinois

Lemont, Illinois 60439

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents on the day and year first above written.

CENTEX DEVELOPMENT COMPANY, L.P.,
a Delaware limited partnership

By: 3333 Development Corporation,
a Nevada corporation

Attest:

Betty Newman
Name: BETTY NEWMAN
Assistant Secretary

By:

Roger D. Sefzik
Roger D. Sefzik
Vice President

STATE OF TEXAS §

§

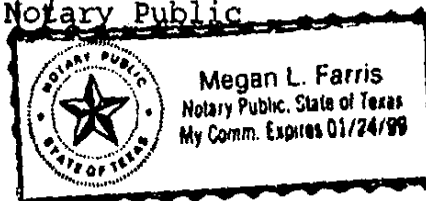
COUNTY OF DALLAS §

I, Megan Farris, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Roger D. Sefzik and Betty Newman, personally known to me as the Vice President and Assistant Secretary respectively, of 3333 Development Corporation, the General Partner of Centex Development Company, L.P., a Delaware limited partnership, and the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the same instrument as their free and voluntary act on behalf of said limited partnership for the uses and purposes therein set forth.

GIVEN under my hand and seal this 23rd day of February 1996.

Megan Farris
Notary Public

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Lots 43, 44, 45 and 46, of Fox Hills Unit One-A, being a subdivision of part of the South one-half of the Northeast one-quarter of Section 34, and the Southwest one-quarter of the Northwest one-quarter of Section 35, both in Township 37 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded on June 4, 1987, as Document No. 87-302732 in Cook County, Illinois.

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EXHIBIT B

1. General real estate taxes for the Property for 1996 and subsequent years;
2. All covenants, conditions, restrictions, rights-of-way, liens, encumbrances, encroachments, defects, reservations and easements of record with respect to the Property as of the date hereof;
3. Present and future zoning laws, ordinances, resolutions, orders and regulations affecting the Property of all federal, state, county or municipal governments, agencies, boards, bureaus, commissions, authorities and bodies now or hereafter having or acquiring jurisdiction over the Property herein conveyed, and any violation of any such law, ordinance, order, regulation, resolution or requirement; and
3. Any state of facts which an accurate survey of the Property herein conveyed would show;

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