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SPECIAL WARRANTY DEED

97560323

THIS AGREEMENT, made this 21st day of July, 1997, between Mission Hills-Orland Park, L.L.C., an Illinois limited liability company and duly authorized to transact business in the State of Illinois, and party of the first part, S & K Builders Inc., an Illinois corporation of Orland 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 (\$10.00) 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 the 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 its 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:

- DEPT-01 RECORDING 923.00
- T#0012 TRAN 6154 08/01/97 12:47:00
- #8385 + RC # -97-560323
- COOK COUNTY RECORDER

Lots 57, 60, 61, 65, 67, 69, 71, 73, 77, 79, 81, 82, 84, 86 and 88 in Mission Hills Unit Two, being a subdivision of part of the North half of the East half of the Northeast Quarter of Section 32 and part of the South 10 acres of the Southeast Quarter of the Southeast Quarter of Section 29, all in Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Numbers: 27-23-403-006 and 27-32-200-003

Address of Real Estate: 17700 S. 104th Avenue, Orland Park, Illinois

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, its 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, its 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 encumbered or charges, 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: general taxes for 1996 and subsequent years; rights of the public, the State of Illinois, the County of Cook and the village of Orland Park in and to that part of the land, if any, taken, dedicated or used for road purposes; drainage easements required by the Village of Orland Park and rights of way for drainage tiles, ditches, feeders and laterals, if any; rights of adjoining owners and the public in and to the uninterrupted flow of water across the land and in the drainage ditch located on the land; exceptions resulting from the recording of the plat of subdivision; terms of the Annexation Agreement dated November 20, 1995, by and between the Village of

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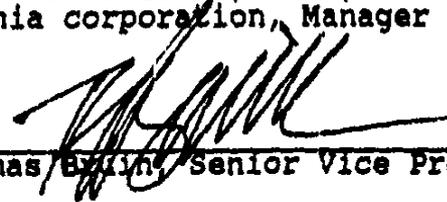
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Orland Park and Maryhaven Development Co.; covenants, conditions and restrictions raised by Declaration placed of record at or prior to the recording of this deed; acts of purchaser or anyone claiming by, through or under Purchaser; public and utility easements necessary to serve the subject property and other land in the subdivision.

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 Manager the day and year first above written.

MISSION HILLS-ORLAND PARK, L.L.C.,
an Illinois limited liability company

By: Hearthstone Advisors, Inc., a
California corporation, Manager

By: 
Thomas Bruin Senior Vice President

STATE OF ILLINOIS)
COUNTY OF COOK) SS:

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Thomas Bruin, as Senior Vice President of Hearthstone Advisors, Inc., a California corporation, Manager of Mission Hills-Orland Park, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Senior Vice President, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth; and said Senior Vice President did also then and there acknowledge that he, as custodian of the Corporate Seal of said Company, did affix the said Corporate Seal of said Company to said instrument as his own free and voluntary act, and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of July, 1997.

NOTARY SEAL
GRACE C. RUCKENBERG
Notary Public, State of Illinois
My Commission Expires May 19, 1998


Notary Public

This instrument was prepared by:

Patrick J. O'Malley
5100 West 127th Street
Alsip, Illinois 60803

Send subsequent
tax bills to:

Mail recorded deed to:

S & K Builders
11721 Shaker Court
Orland Park, Illinois 60462

Patrick J. Griffin
10001 South Roberts Road
Palos Hills, Illinois 60465

SEE DEED #1 FOR CONSIDERATION

97560322

BOX 333-CTI

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