

CT1

1748689 OF  
SPECIAL WARRANTY DEED

THIS INSTRUMENT is made this 3rd day of August, 1998, between **Mission Hills-Orland Park, L.L.C.**, an Illinois limited liability company and duly authorized to transact business in the State of Illinois, party of the first part, and **Connelly Construction Co.**, 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:

**Lots 14, 20, 25, 26, 29, 32, 35, 36, 50, 98, 99 and 104 in Mission Hills Units Two, being a Subdivision of part of the North 1/2 of the East 1/2 of the Northeast 1/4 of Section 32 and part of the South 10 acres of the Southeast 1/4 of the Southeast 1/4 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: 27-32-200-003

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

**BUX 333-CT1**

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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, its heirs and assigns forever.

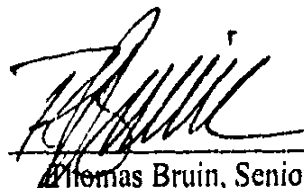
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or 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 1997 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 related to the recording of the Plat of Subdivision (recorded on July 15, 1997 as Document 97509319); terms of the Annexation Agreement and Annexation Ordinance dated November 20, 1995 as recorded as Documents 95829956 and 95829957, respectively; covenants, conditions and restrictions of record (specifically the provisions of the Declaration for Mission Hills recorded on July 23, 1997 as Document 975309980); acts of purchaser or anyone claiming by, through or under Purchaser; public, utility and drainage easements (specifically those set forth in the Plat of Subdivision recorded on July 15, 1997 as Document 97509319).

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.

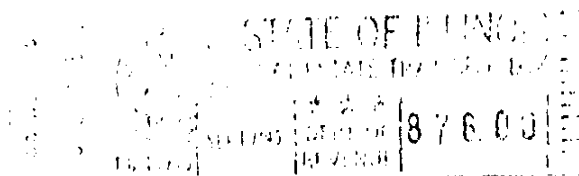
**MISSION HILLS-ORLAND PARK, L.L.C.,**  
an Illinois limited liability company

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

By:



Thomas Bruin, Senior Vice President



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## EXHIBIT "B"

### Permitted Exceptions to Title

- (a) General real estate taxes for 1997 and subsequent years;
- (b) Terms, powers, provisions and limitations of the trust under which title to the land is held, if any;
- (c) Rights of the public, the State of Illinois, the County of Cook and the municipality in and to that part of the land, if any, taken, dedicated or used for road purposes;
- (d) Drainage easements required by the Village of Orland Park and rights of way for drainage tiles, ditches, feeders and laterals, if any;
- (e) 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;
- (f) Exceptions raised by Chicago Title Insurance Company related to the recording of the plat of subdivision;
- (g) Terms of the Annexation Agreement and Annexation Ordinance dated November 20, 1995 and recorded as Documents 95829956 and 95829957, respectively;
- (h) Covenants, conditions and restrictions of record (specifically the provisions of the Declaration for Mission Hills recorded on July 23, 1997 as Document 97530998);
- (i) Acts of Purchaser or anyone claiming by, through or under Purchaser;
- (j) Exceptions pertaining to liens and/or encumbrances of a definite and ascertainable amount which may be removed at the time of closing by the payment of money; and
- (k) Public, utility and drainage easements (specifically those set forth in the Plat of Subdivision recorded on July 15, 1997 as Document 97509319).

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