UNOFFICIAL COP\$256619

1998-04-01 14:13:38

Cook County Recorder

27.00

After recording return to:

1272411 Illinois, Inc.

130 Toro Road

7710957 DI

Downsylow, Ontario,

Canada M3J2R91

Redalle , Welle 203 N InSalleSt

Chung.

60601

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

This Indenture, made this Living of March, 1998, between Discoverer Services, Inc., a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Thipois, party of the first part, and 1272411

Illinois, Inc., an Illinois corporation, having an address of 130 Toro Road, Downsview, Ontario,

Canada M3JZR91, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt of which is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, FOREVER, all the real estate described on Exhibit A attached hereto, situated in the County of Cook and State of Illinois.

Together with all and singular hereditaments and appurtenances belonging there, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and

BOX 333-CTI

UNOFFICIAL COPERSON 19 Page 1 of 13

profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the party of the second part, 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 and its successors 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 charged, except as herein recited; and that it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those items set forth on Exhibit B attached hereto.

Certrolles had

DISCOVERER SERVICES, INC., a Delaware corporation

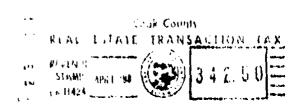
Name: MANY TANE ALLEN
Title: And Consultan

This Instrument Prepared by: Jeffrey N. Owen, Esq., Rudnick & Wolfe, 203 North LaSalle Street, Suite 1800, Chicago, Illinois

Send Subsequent Tax Bills to: Discoverer Services, Inc., P.O. Box 1385, Buffalo, NY 14240-1385

UNOFFICIAL COPY 56619 Fage 3 of 5 Promo Adl COUNTY OF _______ I, Narray Indeclica, a Notary Public in and for said County in the State aforesaid,

do hereby certify that Many Sine Allia, Controller, President of Discoverer Services, Inc., a Delaware corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such respective officer, appeared before methis day in person and acknowledged that he/she signed and delivered such instrument as his/her ov/e free and voluntary acts and as the free and voluntary act of said corporation, for the uses and purposes set forth therein. GIVEN under my hand and no arial seal this day of March, 1998. Clort's Office My Commission expires:



UNOFFICIAL COP \$256619 (age 4 of 5

EXHIBIT A

Legal Description

LOT 67 IN GOELZ' ARLINGTON HEIGHTS GARDEN, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, BAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 03-20-209-001

Address: 715 B.

715 E. Rand. Rd.
Arlington Heights, Illinois

A-1

UNOFFICIAL COPS256619 rage 5 of 5

EXHIBIT B

Permitted Exceptions

- 1. General real estate taxes not currently due and payable.
- 2. Exceptions set forth on Chicago Title Insurance Company Commitment No.
 - Acts o.

 Cook County Clerk's Office 2. Acts of Purchaser and parties claiming by, through or under Purchaser.