

7710997 DI CT

After recording return to:

1272411 Illinois, Inc.
130 Toro Road
Downsview, Ontario,
Canada M3J2R91

c/o Rutan & Wolfe
203 N. LaSalle St
Chicago, Illinois
60601

Here

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

This Indenture, made this 26th day 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 Illinois, party of the first part, and 1272411 Illinois, Inc., an Illinois corporation, having an address of 130 Toro Road, Downsview, Ontario, Canada M3J2R91, party of the second part, *c/o Rutan & Wolfe, 203 N. LaSalle St, Chicago, Illinois 60601* 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

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.

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 _____

President the day and year first above written.

Controller ^{USA}

DISCOVERER SERVICES, INC., a Delaware corporation

By: Mary Jane Allen
Name: MARY JANE ALLEN
Title: Asst Controller

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

Provisional Not
STATE OF Ottawa
COUNTY OF York) SS.

I, Nancy Januszewski, a Notary Public in and for said County in the *Provisional Not* State aforesaid, do hereby certify that Mary Jane Allen, Controller *Not*, 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 me this day in person and acknowledged that he/she signed and delivered such instrument as his/her own 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 official seal this 28th day of March, 1998.

[Signature]
Notary Public

Not
My Commission expires:

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 1998
REVENUE
685.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
APR 1998
16-11424
342.50

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, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Address: 715 E. Rand. Rd.
Arlington Heights, Illinois

Property of Cook County Clerk's Office

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. 7710997.
3. Acts of Purchaser and parties claiming by, through or under Purchaser.

Property of Cook County Clerk's Office