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0020846865

SPECIAL WARRANTY DEED Stat. IL
(Tenancy B/Entirety/Corp/Ind)

9787/0144 10 001 Page 1 of 4
2002-08-02 11:05:37
Cook County Recorder's Office 27.50

7655868 of 1 of 2

***This deed is being re-recorded to correct THE GRANTOR, DONVEN HOMES, legal adding INC., a corporation created parcel 2 and existing under and by virtue of the laws of the state of Illinois, for and in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to the authority given by the Board of directors of said corporation, CONVEY and



DEPT-01 RECORDING \$25.00
T#0012 TRAN 4708 04/16/97 14:05:00
#6996 CG *-97-263873
COOK COUNTY RECORDER

WARRANTS to (The Above Space for Recorder's Use Only)
Thomas J. McMahon and Janet K. McMahon, 11159 Edgebrook Lane, Indian Head Park, IL. 60525

not as tenants or tenants in common, but as Tenants By The Entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(See Exhibit "A" attached hereto and made a part hereof)

Handwritten initials and numbers: 25, 18, 31

TO HAVE AND TO HOLD said premises not as joint tenants or tenants in common, but as Tenants By The Entirety.

And the Grantor, for itself and its successors, does convey, promise and agree to and with the Grantee and its successors that it has not done or suffered to be done, anything whereby the said Real Estate is, or may be, in any manner encumbered or charged, except as herein recited (the "Special Warranties") and that IT WILL WARRANT AND DEFEND said Real Estate against all persons lawfully claimed a breach of the Special Warranties subject to the "Permitted Exceptions" as set forth below hereof.

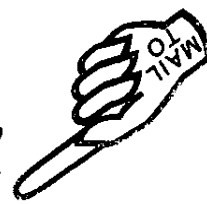
Permanent Real Estate Index Number (s) : 18-17-302-003

Address (es) of Real Estate: 11159 Edgebrook Lane
Indian Head Park, Illinois 60525

In witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 15th day of April, 1997.

97263873

MAIL TO:



J. SCOTT MARSIK
4112 Cass Ave.
Westmont, IL. 60559

DONVEN HOMES, INC.

BY: Donald A. Stevens
DONALD A STEVENS, President

ATTEST: JO ANN T. STEVENS, Secretary

STEWART TITLE OF ILLINOIS
2 NORTH LA SALLE STREET, SUITE 1920
CHICAGO, IL 60602

BOX 333-CTI

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PERMITTED EXCEPTIONS:

General taxes for the year 1997 and subsequent years; Declaration for Ashbrook Townhomes recorded as Document No. 96159611; terms, provisions and conditions contained in Annexation Agreement recorded as Document No. 95811176; terms, provisions and conditions relating to easement described as parcel 2 and rights of adjoining owners to the concurrent use of said easement; zoning and building laws and ordinances.

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STATE OF ILLINOIS)
S.S.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DONALD A STEVENS, personally known to me to be the President of DONVEN HOMES, INC., an Illinois corporation, and JO ANN T. STEVENS, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporation seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 15th day of April, 1997.

Commission Expires:

"OFFICIAL SEAL"
VALIJA A. GALENIEKS
Notary Public, State of Illinois
My Commission Expires 5-22-2000

Valija A. Galeniek

Notary Public

MAIL SUBSEQUENT BILLS TO:

THIS INSTRUMENT PREPARED BY:

THOMAS P. RUSSIAN
GOLDSTINE, SKRODZKI, RUSSIAN,
NEMEC AND HOFF, LTD.
7660 West 62nd Place
Summit, Illinois 60501
PHONE: (708) 458-1253


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EXHIBIT "A"

COOK
CO. NO. 016
262914
P.B. 10686



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 16 '97
DEPT. OF REVENUE
*** 299.00 ***

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP APR 16 '97
P.B. 11427



149.50

97263873

UNIT 4-11159

THAT PART OF LOT 4 IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 96159610, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE SOUTH 90° EAST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 106.76 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 0° WEST, 113.53 FEET, TO A POINT ON CURVE ON THE SOUTH LINE OF EDGEBROOK LANE; THENCE SOUTHEASTERLY, ALONG SAID SOUTH LINE ON A NON-TANGENT CURVE WHOSE CENTER LIES NORTHERLY AND HAS A RADIUS OF 100.00 FEET, 18.90 FEET, ARC, (CHORD BEARING SOUTH 84°-35'-06" EAST, 18.90 FEET, CHORD), TO A POINT OF TANGENCY ON SAID SOUTH LINE; THENCE SOUTH-90° EAST, 21.76 FEET, TO THE EAST LINE OF SAID LOT 4; THENCE SOUTH 0° EAST, ALONG SAID EAST LINE, 111.75 FEET, TO THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 90° WEST, ALONG SAID SOUTH LINE, 40.55 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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LEGAL DESCRIPTION

20846865

Unit 4-11159

PARCEL 1: THAT PART OF LOT 4 IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 96159610, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE SOUTH 90 DEGREES EAST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 106.76 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES WEST, 113.53 FEET, TO A POINT ON CURVE ON THE SOUTH LINE OF EDGEBROOK LANE; THENCE SOUTHEASTERLY, ALONG SAID SOUTH LINE ON A NON-TANGENT CURVE WHOSE CENTER LIES NORTHERLY AND HAS A RADIUS OF 100.00 FEET, 18.90 FEET, ARC, (CHORD BEARING SOUTH 84 DEGREES 35 MINUTES 06 SECONDS EAST, 16.90 FEET, CHORD), TO A POINT OF TANGENCY ON SAID SOUTH LINE; THENCE SOUTH 90 DEGREES EAST, 21.76 FEET, TO THE EAST LINE OF SAID LOT 4; THENCE SOUTH 0 DEGREES EAST, ALONG SAID EAST LINE, 111.75 FEET, TO THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 90 DEGREES WEST, ALONG SAID SOUTH LINE, 40.55 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT'S APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS AND EASEMENTS DATED MARCH 1, 1996 AND RECORDED MARCH 1, 1996 AS DOCUMENT NUMBER 96159611 AND CREATED BY DEED FROM DONVEN HOMES, INC., A CORPORATION OF ILLINOIS, TO THOMAS J. MCMAHON AND JANET K. MCMAHON DATED APRIL 15, 1997 AND RECORDED APRIL 16, 1997 AS DOCUMENT NUMBER 97263873 FOR THE PURPOSE OF INGRESS AND EGRESS.

Commonly known as: 11159 EDGEBROOK LANE
INDIAN HEAD PARK IL 60525
PIN/Tax Code: 18-17-302-003

Property of Cook County Clerk's Office