

UNOFFICIAL COPY

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

7666272 e/all

THE GRANTOR, DONVEN HOMES, INC., a corporation created 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 WARRANTS to

(The Above Space for Recorder's Use Only)

Thomas P. Cunningham and Lillian D. Cunningham as husband and wife; 11140 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)

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) : 18-17-302-002

Address (es) of Real Estate: 11140 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 1st day of May, 1997.

MAIL TO:

DONVEN HOMES, INC.

J. COHRN
10540 S. WESTERN ST #303
CHICAGO ILL 60643

BY: Donald A. Stevens
DONALD A STEVENS, President

ATTEST: JOHANN T. STEVENS
JOHANN T. STEVENS Secretary

BOX 333-CTI

DEPT-01 RECORDING \$25.00
T#0012 TRAN 5770 07/03/97 13:37:00
#234 ER *-97-483599
COOK COUNTY RECORDER

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A 7 PP

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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.

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 1st day of May, 1997.

Commission Expires:

Valija G. Galenieks

Notary Public

MAIL SUBSEQUENT BILLS TO:

THIS INSTRUMENT PREPARED BY:

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

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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STREET ADDRESS: 11140 EDGEBROOK LANE
CITY: INDIAN HEAD PARK COUNTY: COOK
TAX NUMBER: 18-17-302-003-0000

23-E

LEGAL DESCRIPTION:

PARCEL 1:

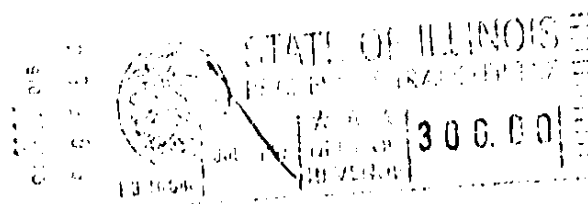
UNIT 23-11140

THAT PART OF LOT 23 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: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 23 AND RUNNING THENCE NORTH 85 DEGREES 05 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT, 40.60 FEET; THENCE SOUTH 4 DEGREES 54 MINUTES 40 SECONDS EAST, 112.02 FEET, TO A POINT ON CURVE ON THE NORTH LINE OF EDGEBROOK LANE; THENCE SOUTHWESTERLY, ALONG SAID NORTH LINE ON A NON-TANGENT CURVE WHOSE CENTER LIES NORTHERLY AND HAS A RADIUS OF 1970.00 FEET, 40.63 FEET, ARC, (CHORD BEARING SOUTH 86 DEGREES 58 MINUTES 21 SECONDS WEST, 40.63 FEET, CHORD), TO THE WEST LINE OF SAID LOT 23; THENCE NORTH 4 DEGREES 54 MINUTES 40 SECONDS WEST, ALONG SAID WEST LINE, 110.69 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS 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 96159611 AND CREATED BY DEED FROM DONVEN HOMES, INC., A CORPORATION OF ILLINOIS,

FOR INGRESS AND EGRESS.



97483599