

UNOFFICIAL COPY

SPECIAL WARRANTY DEED Stat.IL
(Individual/Corp/Ind)

7666745 of/111

97536243

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

. DEPT-01 RECORDING \$25.00
. T#0012 TRAM 6050 07/24/97 12154100
. #3967 + CG #-97-536243
. COOK COUNTY RECORDER

(The Above Space for Recorder's Use Only)

Violet L. Robottom, 11135 Edgebrook Lane, Indian Head Park, Illinois 60525 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) 25

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 claiming a breach of the Special Warranties subject to the "Permitted Exceptions" as set forth on the reverse side hereof.

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

Address (es) of Real Estate: 11135 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 July, 1997.

MAIL TO:

Lawrence J. Czepiel
Attorney At Law
7501 S. LOMONT RD #20
Woodridge, IL 60517

DONVEN HOMES, INC.

BY: Donald A. Stevens
DONALD A STEVENS, President

ATTEST: Jo Ann T. Stevens
JO ANN T. STEVENS, Secretary

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BOX 353-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.

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 July, 1997.

Commission Expires:

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

Valija A. Galenieks

Notary Public

97536243

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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PARCEL 1

UNIT 6-11135

(BASEMENT)

THAT PART OF LOT 6 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: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6 AND RUNNING THENCE NORTH 0°-00'-00" EAST, ALONG THE WEST LINE OF SAID LOT, 76.76 FEET; THENCE NORTH 90°-00'-00" EAST, 33.36 FEET; THENCE SOUTH 45°-00'-00" EAST, 8.38 FEET; THENCE SOUTH 0°-00'-00" EAST, 20.35 FEET; THENCE SOUTH 90°-00'-00" WEST, 8.56 FEET; THENCE SOUTH 0°-00'-00" EAST, 52.62 FEET, TO THE SOUTH LINE OF SAID LOT 6; THENCE NORTH 90°-00'-00" WEST, ALONG SAID SOUTH LINE 28.57 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BELOW ELEVATION 711.01 FEET, (TOP OF FOUNDATION OF BUILDING 6), ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH (FIRST FLOOR)

THAT PART OF LOT 6 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: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6 AND RUNNING THENCE NORTH 0°-00'-00" EAST, ALONG THE WEST LINE OF SAID LOT, 76.76 FEET; THENCE NORTH 90°-00'-00" EAST, 33.36 FEET; THENCE SOUTH 45°-00'-00" EAST, 8.38 FEET; THENCE SOUTH 0°-00'-00" EAST, 20.35 FEET; THENCE NORTH 90°-00'-00" EAST, 5.04 FEET; THENCE SOUTH 0°-00'-00" EAST, 5.93 FEET; THENCE NORTH 90°-00'-00" EAST, 4.39 FEET; THENCE SOUTH 0°-00'-00" EAST, 46.69 FEET, TO THE SOUTH LINE OF SAID LOT 6; THENCE NORTH 90°-00'-00" WEST, ALONG SAID SOUTH LINE 46.57 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BETWEEN ELEVATION 711.01, (TOP OF FOUNDATION OF BUILDING 6) AND ELEVATION 721.20 FEET, (CEILING FIRST FLOOR), 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 AS DOCUMENT 96159611 AND CREATED BY DEED FROM DONVEN HOMES, INC., A CORPORATION OF ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS.

97536243

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 JUL 24 1997
 204.00

COOK COUNTY
 REAL ESTATE TRANSFER TAX
 JUL 24 1997
 102.00

Cook County Clerk's Office

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