SPECIAL WARRANTY DEED SERVILFICIAL COPY (Individual/Corp/Ind) 7666745cf/mel

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, COMVEY and

97536243

DEPT-01 RECORDING

\$25,00

- T#0012 TRAN 6050 07/24/97 12154100
  - \$3967 \$ CG #-97-536243 COOK COUNTY RECORDER

WARRANTS to

(The Above Space for Recorder's Use Only)

Violet L. Robottom, 12135 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)

97536243

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

11135 Edgebrook Lane Address (es) of Real Estate:

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 President, and attested by its \_\_\_\_\_\_ Secretary, this lat day of July, 1997.

MAIL TO:

Lawrence J. Czopiel Attorey At Law 7501 S. LEMONT RR #10 Woolaidge, IL 60517

DONVEN HOMES, INC.

BY: Amed A. DONALD A STEVENS. President

JO ANN T. STEVENS, Secretary

bux 333-CTI

### **UNOFFICIAL COPY**

#### 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 Notar, Public in and for said County, in the Sate aforesaid, DO HEREBY CERTITY 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

MAIL SUBSECUENT DILLS 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

97536240

## UNOFFICIAL COPY

PARCEL 1

UNIT 6-11135

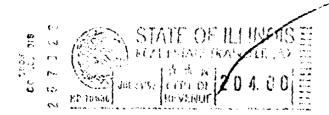
(BASSHENT)

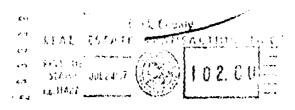
THAT PART OF LOT 6 IN ASHBROOK BUBDIVISION, BRING A SUBDIVISION IN PART OF WEST, ALONG BAID SOUTH LINE 28.57 FRET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING RELOW ELEVATION 711.91 PRET, (TOP OF FOUNDATION OF BUILDING 6), ALL IN COOK COUNTY, ILLINOIS.

#### TOGETHER WITH (FIRST PLOOR)

THAT PART OF LOT 6 IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST CUARTER CONTROL 17, TOWNSHIP 36 MORTH, RANGE 12 BAST OF THE THIRD PRINCIPAL HERISTAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 96189610, DESCRICED AS FOLLOWS; DEGINNING AT THE SOUTHWEST CORNER OF BAID LOT 6 AND RUNNING TYANGS MORTH 0°-00'-00" RAST, ALONG THE WEST LINE OF BAID LOT, 76.75 FRET; THENCS MORTH 90'-00'-00" BAST, 33.36 FEST; THENCS SOUTH 45'-00'-00" BAST, 5.38 FEST; THENCS SOUTH 0°-00'-00" RAST, 20.35 FRET, THENCS MORTH 90'-00'-00" BAST, 5.91 FEST; THENCS MORTH 90'-00'-00" BAST, 5.92 FEST; THENCS SOUTH 0'-00'-00" BAST, 5.93 FEST; THENCS SOUTH D'-00'-00" BAST, 6.69 FEST, TO THE SOUTH LINE OF SAID LOT 6; THENCS MORTH 90'-00'-00" BAST, ALONG SAID SOUTH LINE 65.77 FEST, MORE OR LESS, TO THE POTH OF BEGINNING, AND LYING BETWEEN BLEVATION 71.01; (TOP OF FOUNDATION OF BUILDING 65 AND BLEVATION 721.20 FRET, (CHILING FIRST PLOOR), ALL IN COOK COURTY, ILLINGIS. COCK 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 10. 10/1/S OFFICE BY DEED FROM DONVEN HOMES, INC., A CORPORATION OF ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS.





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Property of Cook County Clerk's Office