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COOK COUNTY CLERK'S OFFICE
Cook County Recorder 75.00

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

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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)

30

Walter F. Kinnucan and Mary M. Kinnucan, as husband and wife, 114 Edgebrook Court, Indian Head Park, IL 60525

not as tenants in common, but as **JOINT TENANTS with right of survivorship**, 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 tenants in common or as tenants by the entirety, but in **JOINT TENANCY with right of survivorship**.

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: 114 Edgebrook Court
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 7th day of October 1997.

MAIL TO:

Myraam B. Kaplan
Schiff Hardin & White
7200 Sears Tower
Chicago IL 60606

DONVEN HOMES, INC.

BY: Donald A. Stevens
DONALD A STEVENS, President

ATTEST: J. Ann T. Stevens
JOANN T. STEVENS, Secretary

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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.

Property of [Faint text] 223.00

COOK County
REAL ESTATE TRANSFER TAX
111.50

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 DOMYEN 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 7th day of October, 1997.

Commission on VALENTIN SALENIEKS
Notary Public, State of Illinois
My Commission Expires 5-22-2000

Valija A. Galenides
Notary Public

MAIL SUBSEQUENT BILLS TO:

Walter F. Kinnear
140 Blackstone
La Grange IL 60525

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"
(BASEMENT)

UNIT 21-114
PARCEL 1

THAT PART OF LOT 21 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 21 AND RUNNING THENCE NORTH 04°-15'-08" WEST, ALONG THE WEST LINE OF SAID LOT, 28.54 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 04°-15'-08" WEST, ALONG SAID WEST LINE, 18.01 FEET; THENCE NORTH 85°-44'-52" EAST, 66.07 FEET; THENCE NORTH 04°-15'-08" EAST, 1.25 FEET; THENCE NORTH 85°-44'-52" EAST, 52.15 FEET TO A POINT ON CURVE ON THE EAST LINE OF AFORESAID LOT 21, SAID LINE BEING THE WEST LINE OF EDGEBROOK COURT; THENCE SOUTHERLY, ALONG SAID EAST LINE OR A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 200.00 FEET, 11.22 FEET, ARC, (CHORD BEARING SOUTH 25°-26'-08" EAST, 11.22 FEET, CHORD), TO A POINT OF COMPOUND CURVE ON SAID EAST LINE OF LOT 21; THENCE CONTINUING SOUTHERLY, ALONG SAID EAST LINE, ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 100.00 FEET, 38.00 FEET, ARC, (CHORD BEARING SOUTH 12°-56'-34" EAST, 37.77 FEET, CHORD), TO THE SOUTH LINE OF SAID LOT 21; THENCE SOUTH 85°-44'-52" WEST, ALONG SAID SOUTH LINE, 51.30 FEET; THENCE NORTH 04°-15'-08" WEST, 33.33 FEET; THENCE NORTH 49°-15'-08" WEST, 5.36 FEET; THENCE SOUTH 85°-44'-52" WEST, 20.35 FEET; THENCE SOUTH 04°-15'-08" EAST, 8.58 FEET; THENCE SOUTH 85°-44'-52" WEST, 52.54 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BELOW ELEVATION 710.84 FEET, (TOP OF FOUNDATION OF BUILDING 21), ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH (FIRST FLOOR)

THAT PART OF LOT 21 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 21 AND RUNNING THENCE NORTH 04°-15'-08" WEST, ALONG THE WEST LINE OF SAID LOT, 46.54 FEET; THENCE NORTH 85°-44'-52" EAST, 46.61 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 04°-15'-08" EAST, 4.39 FEET; THENCE NORTH 85°-44'-52" EAST, 5.93 FEET; THENCE SOUTH 04°-15'-08" EAST, 5.04 FEET; THENCE NORTH 85°-15'-08" EAST, 20.35 FEET; THENCE SOUTH 49°-15'-08" EAST, 5.36 FEET; THENCE SOUTH 04°-15'-08" EAST, 20.30 FEET; THENCE NORTH 85°-44'-52" EAST, 50.95 FEET, TO A POINT ON CURVE ON THE EAST LINE OF SAID LOT 21, SAID LINE BEING THE WEST LINE OF EDGEBROOK COURT; THENCE NORTHERLY, ALONG SAID EAST LINE CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 100.00 FEET, 24.95 FEET, ARC, (CHORD BEARING NORTH 16°-40'-42" WEST, 24.89 FEET, CHORD), TO A POINT OF COMPOUND CURVE ON SAID EAST LINE; THENCE NORTHERLY, ALONG SAID EAST LINE, ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 200.00 FEET, 8.04 FEET, ARC, (CHORD BEARING NORTH 24°-58'-51" WEST, 8.04 FEET, CHORD); THENCE SOUTH 85°-44'-52" WEST, 42.74 FEET; THENCE NORTH 04°-15'-08" WEST, 2.94 FEET; THENCE SOUTH 85°-44'-52" WEST, 10.23 FEET; THENCE SOUTH 04°-15'-08" EAST, 1.25 FEET; THENCE SOUTH 85°-44'-52" WEST, 19.84 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BETWEEN ELEVATION 710.84, (TOP OF FOUNDATION OF BUILDING 21) AND ELEVATION 720.03 FEET, (CELLING FIRST FLOOR), ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH (SECOND FLOOR)

THAT PART OF LOT 21 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 21 AND RUNNING THENCE NORTH 04°-15'-08" WEST, ALONG THE WEST LINE OF SAID LOT, 46.54 FEET; THENCE NORTH 85°-44'-08" EAST, 66.07 FEET; THENCE NORTH 04°-15'-08" WEST, 1.25 FEET; THENCE NORTH 85°-44'-08" EAST, 10.61 FEET; THENCE SOUTH 04°-15'-08" EAST, 47.79 FEET, TO THE SOUTH LINE OF SAID LOT 21; THENCE SOUTH 85°-44'-52" WEST, ALONG SAID SOUTH LINE, 76.68 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING ABOVE ELEVATION 722.18 FEET, (SECOND FLOOR BUILDING 21), 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 THE PURPOSE OF INGRESS AND EGRESS.

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