

04 768740910 CH97055309(1997)

SPECIAL WARRANTY DEED, State of IL  
(Joint Tenancy/Corp. Inc.)

UNOFFICIAL COPY 97046616

3045 0075 04 00 1997 11 11 11:11 AM  
Cook County Recorder's Office

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)

Anthony and Eydie A. Pacella, as husband and wife, 11155 Glenbrook Lane, Indian Head Park, IL 60535

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 Reverse Side hereof for Legal Description)

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) : 18-17-303-003

Address (es) of Real Estate 11155 Glenbrook Lane  
Indian Head Park, Illinois 60535

In witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be printed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, this 1st day of October, 1997.

MAIL TO:

DONVEN HOMES, INC.

BOX 333-CTT

Y: Donald A. Stevens  
DONALD A STEVENS, President

ATTEST:

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

**UNOFFICIAL COPY**

Lot 52 in Ashbrook Subdivision, being a Subdivision in part of the Southwest 1/4 of Section 17, Township 28 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded March 1, 1996 as Document 96159610, in Cook County, Illinois.

**PERMITTED EXCEPTIONS:**

General taxes for the year 1997 and subsequent years; public utility and drainage easements, water main and sewer easements and roadway snow storage easements as shown on Plat of Subdivision recorded as Document No. 96159610; Declaration of Covenants, Conditions and Restrictions of Ashbrook Estate Homes recorded as Document No. 96159612; terms, provisions and conditions contained in Annexation Agreement recorded as Document No. 95811176.

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 October, 1997.

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

*Valija A. Galenieks*  
\_\_\_\_\_  
Notary Public

MAIL SUBSEQUENT BILLS TO:

THIS INSTRUMENT PREPARED BY:

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

97846616

Notary Seal: VALIJA A. GALENIEKS, Notary Public, State of Illinois, My Commission Expires 5-22-2000. Includes a date stamp: OCT 1 1997.