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

*768795301/1act
CS 4706.2169 N*

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

Eileen Quirke
6234 Edgebrook Lane
Indian Head Park, IL 60525

97889187

DEPT-01 RECORDING \$25.00
T#0009 TRAN 0562 11/28/97 09:17:00
#7005 #CG *-97-889187
COOK COUNTY RECORDER

(The Above Space for Recorder's Use Only)

25-05

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)

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: 6234 Edgebrook Lane West
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 October, 1997

MAIL TO: DONVEN HOMES, INC.

*Noreen A. Costelloe
1100 Jorie Blvd #258
Oak Brook IL 60523*

BY: Donald A. Stevens
DONALD A STEVENS, President

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

BOX 333-CTI

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00-731
00-731-101
00-731-102

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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 October, 1997

Commission Expires:

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

Valija A. Galeniekis

Notary Public

MAIL SUBSEQUENT BILLS TO:

~~Effect~~ ~~On~~ DONVEN HOMES
6200 WOLF RD
INDIAN HEAD PARC. IL
60525

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

07889187

STATE OF ILLINOIS
NOTARY PUBLIC
VALIJA A. GALENIEKS
10/1/97

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VALIJA A. GALENIEKS
10/1/97

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UNIT 3-6234
PARCEL 1

EXHIBIT "A"

(BASEMENT)

THAT PART OF LOT 3 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 NORTHWEST CORNER OF SAID LOT 3 AND RUNNING THENCE SOUTH 85°-32'-48" EAST, ALONG THE NORTH LINE OF SAID LOT, 76.67 FEET; THENCE SOUTH 04°-27'-12" WEST, 33.33 FEET; THENCE SOUTH 49°-27'-12" WEST, 5.36 FEET; THENCE NORTH 85°-32'-48" WEST, 20.35 FEET; THENCE NORTH 04°-27'-12" EAST, 8.58 FEET; THENCE NORTH 85°-32'-48" WEST, 52.53 FEET, TO THE WEST LINE OF SAID LOT 3; THENCE NORTH 04°-27'-12" EAST, ALONG SAID WEST LINE 28.54 FEET MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BELOW ELEVATION 711.53 FEET, (TOP OF FOUNDATION OF BUILDING 3), ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH (FIRST FLOOR)

THAT PART OF LOT 3 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 NORTHWEST CORNER OF SAID LOT 3 AND RUNNING THENCE SOUTH 85°-32'-48" EAST, ALONG THE NORTH LINE OF SAID LOT, 76.67 FEET; THENCE SOUTH 04°-27'-12" WEST, 33.33 FEET; THENCE SOUTH 49°-27'-12" WEST, 5.36 FEET; THENCE NORTH 85°-32'-48" WEST, 20.35 FEET; THENCE SOUTH 04°-27'-12" WEST, 5.04 FEET; THENCE NORTH 85°-32'-48" WEST, 5.93 FEET; THENCE SOUTH 04°-27'-12" WEST, 4.39 FEET; THENCE NORTH 85°-32'-48" WEST, 46.60 FEET, TO THE WEST LINE OF SAID LOT 3; THENCE NORTH 04°-27'-12" WEST, ALONG SAID WEST LINE, 28.54 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BETWEEN ELEVATION 711.53 FEET, (TOP OF FOUNDATION OF BUILDING 3), AND ELEVATION 721.71 FEET, (CEILING FIRST FLOOR), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2

NON-EXCLUSIVE BASEMENTS 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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