

UNOFFICIAL COPY

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

764844/07 1/2

97140666

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

DEPT-01 RECORDING \$23.00
T50012 TRAN 4174 02/28/97 15:15:00
48022 \$ CG *--97-140666
COOK COUNTY RECORDER

2300
Er

WARRANTS to (The Above Space for Recorder's Use Only)
Mark J. Phinick and Margaret C. Phinick as husband and wife, 11160 Glenbrook Lane, Indian Head Park, Illinois 60525

not as joint tenants or tenants in common, but as Tenants By The Entirety, 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 joint tenants or tenants in common, but as Tenants By The Entirety.

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: 11160 Glenbrook 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 27th day of February, 1997.

MAIL TO:

MARY JO STREUSZ
4113 N PAULINA
CHICAGO, IL 60613

BOX 333-CT1

BY: Donald A. Stevens
DONALD A STEVENS, President

ATTEST: JoAnn T. Stevens
JOANN T. STEVENS, Secretary

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LEGAL DESCRIPTION:

Lot 77 in Ashbrook Subdivision, being a Subdivision in part of the Southwest ¼ of Section 17, Township 38 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded March 1, 1996 as Document 95159610, 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)

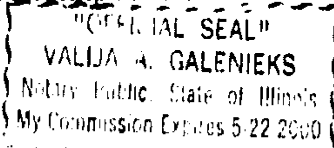
) S.S.

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 each 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 27th day of February, 1997.

Commission Expires:

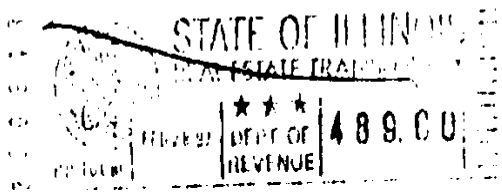


Valija A. Galeniek
Notary Public

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97140666

ALL 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

