

UNOFFICIAL COPY

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1998-05-20 08:23:59
Cook County Recorder 27.00

SPECIAL WARRANTY DEED IN
TRUST (Townhome)

CTE 7729683-11/2
CS 98042471X

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) 4

Pinnacle Bank as Trustee Under Trust Agreement Dated 12/20/79 and known as Trust No. C-2871
640 Pasquinelli Dr., Westmont, IL 60559

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 covenant, 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) : 18-17-311-013

Address (es) of Real Estate: 6275 Edgebrook Lane East
Indian Head Park, IL 60525

TO HAVE AND TO HOLD, the said premises with the appurtenance upon the
trusts and for the uses and purposes herein and in said trust agreement set
forth. See reverse side for terms and powers of trustee.

MAIL TO: J. FRANC DALY
6275 EDGE BROOK LANE EAST
UNIT 13E
INDIAN HEAD PARK, IL
60525

BOX 333-CTI

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and periods of time and to amend, change or modify leases and the terms and provisions thereof any time or times hereafter, to contract to make leases and to grant options to rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter. In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgage by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every persona relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that a successor or successors in trust, that such successor or successors in trust have been properly appointed and fully vested with all the title, estate, rights, power, authorities, duties and obligations of its, his or their predecessor in trust. The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

EXHIBIT "A"

UNIT 13-6275

PARCEL 1

THAT PART OF LOT 13 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 SOUTHEAST CORNER OF SAID LOT 13 AND RUNNING THENCE NORTH 0°-10'-49" WEST, ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 40.60 FEET; THENCE SOUTH 88°-41'-11" WEST, 65.99 FEET; THENCE SOUTH 0°-10'-49" EAST, 1.25 FEET; THENCE SOUTH 89°-49'-11" WEST, 54.73 FEET, TO A POINT ON CURVE ON THE WEST LINE OF SAID LOT 13, SAID LINE BEING A EASTERLY LINE OF EDGEBROOK LANE; THENCE SOUTHERLY, ALONG SAID WEST LINE, ON A NON-TANGENT CURVE WHOSE CENTER LIES EASTERLY AND HAS A RADIUS OF 720.00 FEET, 16.81 FEET, ARC, (CHORD BEARING SOUTH 6°-30'-11" EAST, 16.80 FEET, CHORD), TO A POINT OF TANGENCY ON SAID WEST LINE; THENCE SOUTH 7°-10'-18" EAST, ALONG SAID WEST LINE, 22.82, TO THE SOUTH LINE OF SAID LOT 13; THENCE NORTH 89°-49'-11" EAST, ALONG SAID SOUTH LINE, 116.09 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, 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

COOK COUNTY CLERK'S OFFICE
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 19 99 DEPT. OF REVENUE 383.00
PB. 10659

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP MAY 19 99 191.50
11427

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.

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 20th day of April, 1998.

DONVEN HOMES, INC.

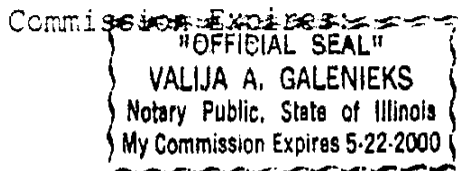
BY: Donald A. Stevens
DONALD A. STEVENS, President

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

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 20 day of April, 1998.



Valija A. Galenieks
Notary Public

MAIL 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