CTI 77296960/2ML SPECIAL WARRANTY DEED LET CIAL COMPANY DA. DOI Page 1 of

(Joint Tenancy/Corp/Ind)

1998-05-27 10:47:38 Cook County Recorder

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)

William J. Wildman, Sharor L. Wildman, Jean A. Holder 11043 Edgebrook Lane, Indian Head Park, II.

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 gight of survivorship.

And the Grantor, for itself and its successors, does convey, promise and agree to and with the Grantee and its successor; 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): 18-17-311-009

Address (es) of Real Estate: 11043 Edgebrook Lane

Indian Head Park, IL 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 May, 1998.

MAIL TO: RAYMOND J. BEHRENDT, ATTY 20 N WACKER SVITE 2900 CHICAGO, ILL 60606

ATTEST: \

ANN T. STEVENS, Secretary

# UNOFFICIAL COPS438157 Page 2 of \$

#### 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 Sate 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 1stday of 109, 1998.

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

MAIL SUBSEQUENT BILLS TO:

Notary Public

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

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CC. NO. CIE

CCOX.

UNIT 9-11043

THAT PART OF LOT 9 IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP DESCRIBED AS FOLLOWS: COMMEDCING AT THE SOUTHEAST CORNER OF SAID LOT 9 AND RUNNING THENCE ROPIC 90°-00'-00" WEST, ALONG FEET; THENCE NORTH 90°-00'-00" WEST, 1.25 FEET; THENCE NORTH 0°-00'-00" EAST, 50.74 FEET, 40 THE NORTH LINE OF SAID LOT 9, SAID LINE BEING A SOUTH LINE OF EDGEBROOK LANE; THENCE NORTH 87°-49'-06" WEST, ALONG SAID NORTH LINE, 30.76 FEET; THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 46.51 FRET, TO THE POINT OF BEGINNING; THENCE TORTH 0°-00'-00" EAST, 66.06 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 96159610, THENCE SOUTH 0°-00'-00" WEST, 117.97 FRET, TO THE SOUTH LINE OF SAID LOT 9; THENCE SOUTH 90°-00'-00" EAST, ALOHG SAID SOUTH LINE, 31.99 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. PARCEL 1

NOB-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET TOKTH IN THE DECLARATION OF COVEHANTS AND EASEMENTS DATED MARCH 1, 1996 AND RECORDED MARCH 1, 1996 AS DOCUMENT 96159611 AND CREATED BY DEED FROM DOHVEN HOMES, INC., A CORPORATION OF ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS.





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