

SPECIAL WARRANTY DEED State of IL
(Tenancy B/Entirety/Corp/Ind)

UNOFFICIAL COPY

CTI 7729693 04/1/98
CS 980424W m

98447838

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

DEPT-01 RECORDING 125.00
140009 TRAN 2630 05/29/98 10:10:00
44654 + RC *-98-447838
COOK COUNTY RECORDER

(The Above Space for Recorder's Use Only)

Patricia

Theodore R. Zajac and Darlene M. Zajac, as husband and wife.
11039 Edgebrook Lane, Indian Head Park, IL 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 Exhibit "A" attached hereto and made a part hereof.)

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) : 18-17-311-009

Address (es) of Real Estate: 11039 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

20th day of April, 1998.

Mail To
Bala North Home
6910 So Main St
Lawrenceville GA 30045

BOX 333-CTI

DONVEN HOMES, INC.

BY: Donald A. Stevens
DONALD A STEVENS, President

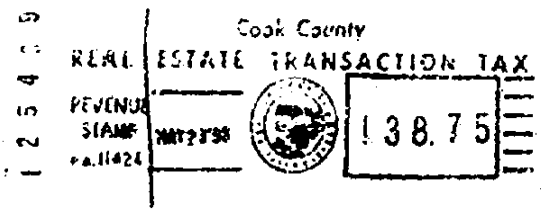
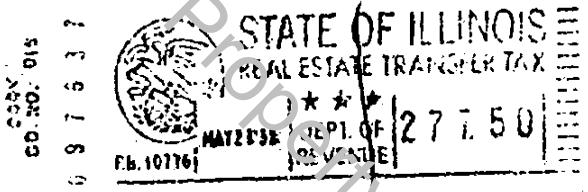
ATTEST: JO ANN T. STEVENS
JO ANN T. STEVENS, Secretary

98447838

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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.

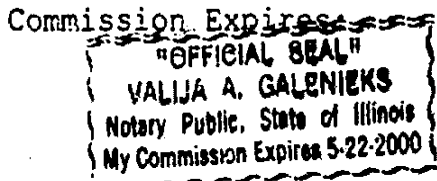


STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

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.

98447838

GIVEN under my hand and official seal, this 20 day of April, 1998.



Valija A. Galeniks

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

EXHIBIT "A"

UNIT 9-11039
PARCEL 1

THAT PART OF LOT 9, IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHEAST 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: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9 AND RUNNING THENCE NORTH $90^{\circ}-00'-00''$ WEST, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 28.50 FEET, TO THE POINT OF BEGINNING, THENCE NORTH $0^{\circ}-00'-00''$ EAST, 52.53 FEET; THENCE NORTH $90^{\circ}-00'-00''$ WEST, 8.58 FEET; THENCE NORTH $0^{\circ}-06'-00''$ EAST, 29.35 FEET; THENCE NORTH $45^{\circ}-00'-00''$ EAST, 5.36 FEET; THENCE SOUTH $90^{\circ}-00'-00''$ EAST, 33.29 FEET, TO THE EAST LINE OF SAID LOT 9; THENCE NORTH $0^{\circ}-00'-00''$ EAST, 38.51 FEET, TO THE NORTH LINE OF SAID LOT 9, SAID LINE BEING THE SOUTH LINE OF EDGEBROOK LANE; THENCE NORTH $87^{\circ}-49'-06''$ WEST, ALONG SAID NORTH LINE, 47.79 FEET; THENCE SOUTH $0^{\circ}-06'-00''$ WEST, 50.74 FEET; THENCE SOUTH $90^{\circ}-00'-00''$ EAST, 1.25 FEET; THENCE SOUTH $0^{\circ}-00'-00''$ WEST, 66.06 FEET; TO THE SOUTH LINE OF SAID LOT 9; THENCE SOUTH $90^{\circ}-00'-00''$ EAST, ALONG SAID SOUTH LINE, 18.01 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BELOW ELEVATION 712.79 FEET, (TOP OF FOUNDATION OF BUILDING 9), ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

THAT PART OF LOT 9, IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHEAST 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: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9 AND RUNNING THENCE NORTH $90^{\circ}-00'-00''$ WEST, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 46.50 FEET; THENCE NORTH $0^{\circ}-00'-00''$ EAST, 46.60 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $90^{\circ}-00'-00''$ EAST, 4.39 FEET; THENCE NORTH $0^{\circ}-00'-00''$ EAST, 5.93 FEET; THENCE SOUTH $90^{\circ}-00'-00''$ EAST, 5.04 FEET; THENCE NORTH $0^{\circ}-00'-00''$ EAST, 20.35 FEET; THENCE NORTH $45^{\circ}-00'-00''$ EAST, 5.36 FEET; THENCE SOUTH $90^{\circ}-00'-00''$ EAST, 20.30 FEET; THENCE NORTH $0^{\circ}-00'-00''$ EAST, 38.80 FEET, TO THE NORTH LINE OF SAID LOT 9, SAID LINE BEING THE SOUTH LINE OF EDGEBROOK LANE; THENCE NORTH $87^{\circ}-45'-06''$ WEST, ALONG SAID NORTH LINE, 51.86 FEET; THENCE SOUTH $0^{\circ}-00'-00''$ WEST, 40.02 FEET; THENCE NORTH $90^{\circ}-00'-00''$ WEST, 2.94 FEET; THENCE SOUTH $0^{\circ}-00'-00''$ WEST, 10.25 FEET; THENCE SOUTH $90^{\circ}-00'-00''$ EAST, 1.25 FEET; THENCE SOUTH $0^{\circ}-00'-00''$ WEST, 19.84 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BETWEEN ELEVATION 712.79 FEET, (TOP OF FOUNDATION OF BUILDING 9), AND ELEVATION 722.98 FEET, (CEILING FIRST FLOOR), ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

THAT PART OF LOT 9, IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHEAST 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 9 AND RUNNING THENCE NORTH $90^{\circ}-00'-00''$ WEST, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 46.50 FEET; THENCE NORTH $0^{\circ}-00'-00''$ EAST, 66.06 FEET; THENCE NORTH $90^{\circ}-00'-00''$ WEST, 1.25 FEET; THENCE NORTH $0^{\circ}-00'-00''$ EAST, 10.61 FEET; THENCE SOUTH $90^{\circ}-00'-00''$ EAST, 47.75 FEET, TO THE EAST LINE OF SAID LOT 9; THENCE SOUTH $0^{\circ}-00'-00''$ WEST, ALONG SAID EAST LINE, 76.67 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING ABOVE ELEVATION 724.13 FEET, (SECOND FLOOR BUILDING 9), 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 DONOVEN HOMES, INC., A CORPORATION OF ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS.

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Property of Cook County Clerk's Office