

CTI 772 971864 (48)  
SPECIAL WARRANTY DEED (Stat. IL)  
(Tenancy B/Entirety/Corp/Ind)

UNOFFICIAL COPY

CS 980424567

98452422

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 \$25.00  
T#0009 TRAN 2649 06/01/98 09:41:00  
#5030 RC \*-98-452422  
COOK COUNTY RECORDER

(The Above Space for Recorder's Use Only)

Chester S. Zientek and Regina H. Zientek as husband and wife  
11035 Edgebrook Lane, Indian Head Park, IL

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: 11035 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

DONVEN HOMES, INC.

BY: Donald A. Stevens  
DONALD A STEVENS, President

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

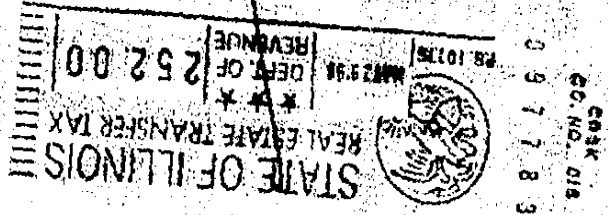
BOX 333-CTI

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## 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.



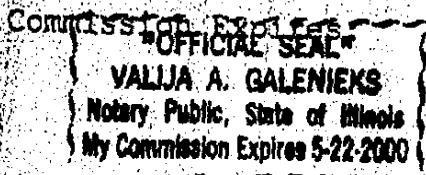
STATE OF ILLINOIS

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 May, 1998



*Valija A. Galeniks*  
\_\_\_\_\_  
Notary Public

MAIL SUBSEQUENT BILLS TO:

REGINA ZIENTEK  
11035 EDGEBROOK LANE  
INDIAN HARBOR PARK, IL.

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

MAIL TO

STEPHEN P. DI SILVASTRO  
3800 N. AUSTIN AVE.  
CHICAGO, IL 60634

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STREET ADDRESS: 11035 EDGEBROOK LANE  
CITY: INDIAN HEAD PARK COUNTY: COOK  
TAX NUMBER: 18-17-311-009-0000

## LEGAL DESCRIPTION:

PARCEL 1:  
UNIT 9-11035

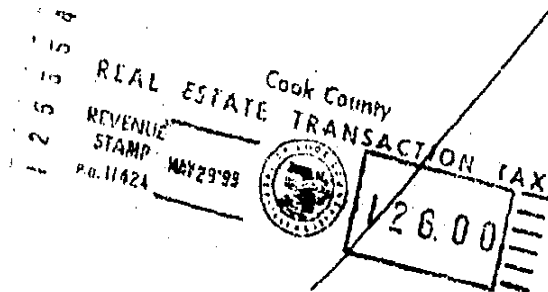
THAT PART OF LOT 9, IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 96159610, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9 AND RUNNING THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 28.50 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 52.53 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 8.58 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 20.35 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, 5.36 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 33.29 FEET, TO THE EAST LINE OF SAID LOT 9; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE 76.67 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 SOUTHWEST 1/4 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 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 46.50 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 46.60 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 4.39 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 5.93 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 5.04 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 20.35 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, 5.36 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 33.29 FEET, TO THE EAST LINE OF SAID LOT 9; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE, 76.67 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BETWEEN ELEVATION 712.79, (TOP OF FOUNDATION OF BUILDING 9) AND ELEVATION 722.98 FEET, (CEILING FIRST FLOOR), 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.



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