98574465 CTI 773766201/AR AL COP403 (195 30 DD1 Fage 1 er SPECIA: WARRANTY DEED S. L. IL

(Individual/Corp/Ind)

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

1998-07-06 13:01:26 Cook County Recorder 25.00

(The Above Space for Recorder's Use Only)

Vincent Fanara 6213 Edgebrook Lane West Indian Head Park, IL

and WARRANTS to

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 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 claiming a breach of the Special Warranties subject to the "Fermitted Exceptions" as set forth on the reverse side hereif,

Permanent Real Estate Index Number (s) : 18-17-313-016

Address (es) of Real Estate: 6213 Edgebrook Lane West Indian Head Park, IL 60525

In witness Whereof, said Grantor has caused its corporate seal to be nevet: affixed, and has daused its name to be signed to these presents by President, and attested by its Secretary, this 8 day of June, 1998.

MAIL TO:

DONVEN HOMES, INC.

VINCENT FANARA

6213 EDGEBROOK LANE WEST BY:

JUDIAN NEAD PARK IL 60525

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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.



UFACION 989 of Pd 204**481.** 42 (40**34.1**1)

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary rublic 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 8th day of Juna, 1998.

Commi poto No Fricial Stal VALIJA A. GALENIEKS Notary Public. State of Illinois My Commission Expires 5-22-2000

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

UNOFFICIAL COP\$\$574465 Fage 3 of 3

PARCEL 1

LOT 25-6213

THAT PART OF LOT 25 IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF
THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12 BAST OF
THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS
DOCUMENT 96159610, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHBAST CORNER
OF SAID LOT 25 AND RUNNING THENCE NORTH 1°-36'-30" WEST, ALONG THE BAST
LINE OF SAID LOT 25, A DISTANCE OF 68.66 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 88°-23'-30" WEST, 126.67 FEET, TO A POINT ON CURVE ON THE WEST
LINE OF SAID LOT 25, SAID LINE BEING THE EASTERLY LINE OF EDGEBROOK LANE;
THENCE NORTHERLY, ALONG SAID WEST LINE ON A NON-TANGENT CURVE WHOSE CENTER
LIES WESTERLY AND HAS A RADIUS OF 250.00 FEET, 26.98 FEET, ARC, (CHORD
BEARING NORTH 5°-02'-34" BAST, 26.96 FEET, CHORD); THENCE NORTH 88°-23'-30"
EAST, 67.47 FEET; THENCE NORTH 1°-36'-30" WEST, 5.20 FEET; THENCE NORTH
1°-36'-30" EAST, 56.08 FEET, TO THE EAST LINE OF SAID LOT 25; THENCE SOUTH
1°-36'-30" EAST, ALONG THE EAST LINE OF SAID LOT 25, A DISTANCE OF 31.98
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 9615961. AND CREATED BY DEED FROM DONVEN HOMES, INC., A CORPORATION OF ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS.