

CTI 77376670/1AR  
SPECIAL WARRANTY DEED State, IL  
(Individual/Corp/Ind)

UNOFFICIAL COPY

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6463 (0195.30 DD) Page 1 of 3  
1998-07-06 13:01:26  
Cook County Recorder 25.00

CS 980548542  
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)

Vincent Fanara  
6213 Edgebrook Lane West  
Indian Head Park, IL

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 "Permitted Exceptions" as set forth on the reverse side hereof.

Permanent Real Estate Index Number (s) : 18-17-313-010

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 hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, this 8 day of June, 1998.

MAIL TO:

DONVEN HOMES, INC.

VINCENT FANARA  
6213 EDGEBROOK LANE WEST  
INDIAN HEAD PARK IL  
60525

BY: Donald A. Stevens  
DONALD A STEVENS, President

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

BOX 333-CTI



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 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 25 AND RUNNING THENCE NORTH 1°-36'-30" WEST, ALONG THE EAST 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" EAST, 26.96 FEET, CHORD); THENCE NORTH 88°-23'-30" EAST, 67.47 FEET; THENCE NORTH 1°-36'-30" WEST, 5.20 FEET; THENCE NORTH 88°-23'-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 96159611, AND CREATED BY DEED FROM DONVEN HOMES, INC., A CORPORATION OF ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS.

Property of Cook County Clerk's Office