SPECIAL WARRANTY DEBY OF FICIAL COPY

(Tenancy B/Entirety/Corp/Ind) 1 CHI 772969501/4/3

THE GRANTOR, DONVEN HOMES, INC. a corporation created and existing under and by virtie 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

98585925

5 9500-01 AZCHADING

\$25.00

- Notice - Than Street 17:19:00 100 100 x-95-555925

CURK COURTY SECONDER

Dephillips (The Above Space for Recorder's Use Only)

Thomas M. Rouen Jr. and Tila M. Rouen as husband and wife 6273 Edgebrook Lane East, 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 Kaal 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): 18-17-311-013

Address (es) of Real Estate: 6273 Edgebrook Lane East

Indian Head Park, IL 60525

In witnes	s Whereof,	said Gr	antor has	s caus	sed it	s corp	orat	e seal	to r	se ner	eto
affixed.	and has	caused	its name	to	be s	signed	to	these	pres	sents	ρу
its	Presid	ent, and	l attested	i by i	ts			Secreta	ary,	this	
30th day of	April, 1998										

MAIL TO

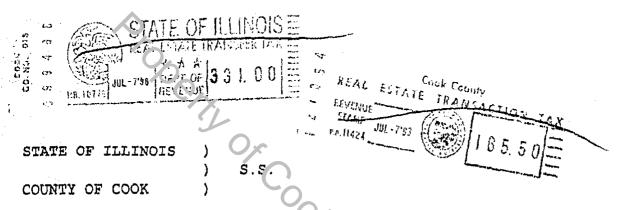
THOMAS ROLEN 6273 EDGERROOK LANE EAST INDIAN NEAD PARIC IC

ATTEST:

UNOFFICIAL COPY

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 Locument 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.



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 30 the April 1998.

Commission Expires:

"OFFICIAL SEAL" 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 Flace Summit, Illinois 60501 PHONE: (708) 458-1253

UNOFFIGIAL COPY

CONIT 13-6273

CARCEL 1

THAT PART OF LOT 13, IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART

OP THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 HORTH, 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 13 AND RUNNING THENCE NORTH 0'-10'-49" WEST, ALONG THE EAST

THENCE ONTINUING NORTH 0'-10'-49" WEST, ALONG SAID EAST LINE, 18.01 FEET;

THENCE SOUTH 89'-49'-11" WEST, 52.46 FEET; THENCE SOUTH 0'-10'-49" EAST,

8.58 FEET; THENCE SOUTH 89'-49'-11" WEST, 20.35 FEET; THENCE NORTH 45'-10'
49" WEST, 5.36 FEET; THENCE NORTH 0'-10'-49" WEST, 33.02 FEST, TO THE NORTH

LINE OF SAID LOT 13; THENCE SOUTH 89'-49'-11" WEST, 30.2 FEST, TO THE NORTH

LINE OF SAID LOT 13; THENCE SOUTH 89'-49'-11" WEST, ALONG SAID NORTH LINE,

47.24 FEET, TO A POINT ON CURVE ON THE WEST LINE OF SAID LOT 13, SAID LINE

BEING THE EASTERLY LINE OF EDGEBROOK LANE; THENCE SOUTHERLY, ALONG SAID

WEST LINE ON A NON-TANGENT CURVE WHOSE CENTER LIES EASTERLY AND NAS A

RADIUS OF 720.00 FEET, 47.60 FEET, ARC, (CHORD BEARING SOUTH 3'-57'-12"

EAST, 1.9 FEET, CHORD); THENCE HORTH 89'-49'-11" EAST, 54.73 FBET; THENCE

NORTH 0'-10'-49" WEST, 1.25 FEET; THENCE NORTH 89'-49'-11" EAST, 55.99

FEET, MORF OR LESS, TO THE POINT OF BEGINNING, AND LYING BELOW ELEVATION

709.44 FEET, TOP OF FOUNDATION OF BUILDING 13), ALL IN COOK COUNTY,

TOGETHER WITH

ILLINOIS.

THAT PART OF LOT 13. 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 MIRIPIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 96159610, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13 AND RUNNING THENCE NORTH 0°-10'-49" WEST, ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 40.60 FEET; THENCE SOUTH 89°-49'-11" WEST, 46.54 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°-10'-49" WEST, 4.39 FEET; THENCE SOUTH 89°-49'-11" WEST, 5.93 FEET; THENCE NORTH 0°-10'-49" WEST, 5.04 FEET; THENCE SOUTH 69°-49'-11" WEST, 20.35 FEET; THENCE NORTH 45'-10'-49" WEST, 5.36 FEET, THENCE NORTH 0°-10'-49" WEST, 20.30 FERT; THENCE NORTH 69°-49'-11" WEST, 46.71 FERT, TO A POINT ON CURVE ON THE WEST LINE OF SAID LOT 13, SAID LINE BEING THE EASTERLY LINE OF EDGEBROOK LAME; THENCE SOUTHERLY, ALONG SAID WEST LINE, ON A NON-TANGENT CURVE WHOSE CENTER LIES EASTERLY AND HAS A RADIUS OF 220.00 FEET, 32.33 FEET, ARC, (CHORD BEARING, SOUTH 4°-22'-30" EAST, 32.32 FEET, CHORD); THENCE NORTH 89'-49'-11" EAST, 10.61 FEET; THENCE NORTH 0°-10'-49" WEST, 1.25 FEET; THENCE NORTH 89'-49'-11" EAST, 10.61 FEET; THENCE NORTH 0°-10'-49" WEST, 1.55 FEET; THENCE NORTH 89'-49'-11" EAST, 10.61 FEET; THENCE NORTH 0°-10'-49" WEST, 1.55 FEET; THENCE NORTH 89'-49'-11" EAST, 10.61 FEET; THENCE NORTH 0°-10'-49" WEST, 1.55 FEET; THENCE NORTH 89'-49'-11" EAST, 10.61 FEET; THENCE NORTH 0°-10'-49" WEST, 1.55 FEET; THENCE NORTH 89'-49'-11" EAST, 10.61 FEET; THENCE NORTH 0°-10'-49" WEST, 1.55 FEET; THENCE NORTH 89'-49'-11" EAST, 10.61 FEET; THENCE NORTH 0°-10'-49" WEST, 1.55 FEET; THENCE NORTH 89'-49'-11" EAST, 10.61 FEET; THENCE NORTH 0°-10'-49" WEST, 1.55 FEET; THENCE NORTH 89'-49'-11" EAST, 10.61 FEET; THENCE NORTH 0°-10'-49" WEST, 1.55 FEET; THENCE NORTH 89'-49'-11" EAST, 10.61 FEET; THENCE NORTH 0°-10'-49" WEST, 1.55 FEET; THENCE NORTH 89'-49'-11" EAST, 10.61 FEET; THENCE NORTH 0°-10'-49" WEST, 1.50 FEET; THENCE NORTH 0°-10'-49" WEST, 1.50 FE

TOGETHER WITH

THAT PART OF LOT 13, IN ASHBROOK SUBDIVISION, BEING A SUBDIVICIO! 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 RECAPLD AS DOCUMENT 96159610, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13 AND RUNNING THENCE NORTH 0°-10'-49" WEST, ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 40.60 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89'-49'-11" WEST, 65.99 FEET; THENCE SOUTH 0°-10'-49" EAST, 1.25 FEET; THENCE SOUTH 89'-49'-11" WEST, 10.61 FEET; THENCE NORTH 0'-10'-49" WEST, 47.49 FEET, TO THE NORTH LINE OF SAID LOT 13; THENCE NORTH 89'-49'-11" EAST, ALONG SAID NORTH LINE, 76.61 FEET, TO THE EAST LINE OF SAID LOT 13; THENCE SOUTH 0°-10'-49" EAST, ALONG SAID EAST LINE, 46.24 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING ABOVE ELEVATION 720.78 FEET, (SECOND FLOOR BUILDING 13), 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 ILLIHOIS, FOR THE PURPOSE OF INGRESS
AND EGRESS

UNOFFICIAL COPY

Property of Coot County Clert's Office