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

CTI 772969501/43
CS 98042484 W
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

98585925

POST-ON RECORDING 425.00
11:00 AM TRAN 0112 04/08/98 12:19:00
11:00 AM REC # 98-585925
COOK COUNTY RECORDER

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 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) : 18-17-311-013

Address (es) of Real Estate: 6273 Edgebrook Lane East
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
30th day of April, 1998.

MAIL TO
THOMAS ROUEN
6273 EDGEBROOK LANE EAST
INDIAN HEAD PARK IL
60525

DONVEN HOMES, INC. **BOX 333-CTI**

BY: Donald A. Stevens
DONALD A STEVENS, President

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

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UNIT 13-6273

PARCEL 1

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 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 LINE OF SAID LOT 13, A DISTANCE OF 40.60 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING 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, 18.58 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 FEET, 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 HAS A RADIUS OF 720.00 FEET, 47.60 FEET, ARC, (CHORD BEARING SOUTH 3°-57'-12" EAST, 71.19 FEET, CHORD); THENCE NORTH 89°-49'-11" EAST, 54.73 FEET; THENCE NORTH 0°-10'-49" WEST, 1.25 FEET; THENCE NORTH 89°-49'-11" EAST, 65.99 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BELOW ELEVATION 709.44 FEET, (TOP OF FOUNDATION OF BUILDING 13), ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

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 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 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 89°-49'-11" WEST, 20.35 FEET; THENCE NORTH 45°-10'-49" WEST, 5.36 FEET; THENCE NORTH 0°-10'-49" WEST, 20.30 FEET; THENCE NORTH 89°-49'-11" WEST, 46.71 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 HAS A RADIUS OF 720.00 FEET, 32.33 FEET, ARC, (CHORD BEARING, SOUTH 4°-22'-30" EAST, 32.32 FEET, CHORD); THENCE NORTH 89°-49'-11" EAST, 44.34 FEET; THENCE SOUTH 0°-10'-49" EAST, 2.94 FEET; THENCE NORTH 89°-49'-11" EAST, 10.61 FEET; THENCE NORTH 0°-10'-49" WEST, 1.25 FEET; THENCE NORTH 89°-49'-11" EAST, 19.46 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BETWEEN ELEVATION 709.44 FEET, (TOP OF FOUNDATION OF BUILDING 13), AND ELEVATION 719.63 FEET, (CEILING FIRST FLOOR), ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

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 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 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 ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS

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