

SPECIAL WARRANTY DEED Stat. II
(Individual/Corp/Ind)

UNOFFICIAL COPY

98899208

2180/0090 03 001 Page 1 of 2
1998-10-07 10:01:14
Cook County Recorder 23.00

CTI 776126004 1 all

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

CS 98088107

(The Above Space for Recorder's Use Only)

Duane R. Grist
11120 Ashbrook Lane, Indian Head Park, IL

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(See Reverse Side Hereof for Legal Description)

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) : 18-17-312-007

Address (es) of Real Estate: 11120 Ashbrook 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 16th day of September, 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

*Mail to: W. BRAND BOBOSKY
50 W. CHICAGO AVE
NAPERVILLE, IL 60540*

LEGAL DESCRIPTION:

Lot 42 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 March 1, 1996 as Document 96159610, in Cook County, Illinois.

PERMITTED EXCEPTIONS:

General taxes for the year 1997 and subsequent years; public utility and drainage easements, water main and sewer easements and roadway snow storage easements as shown on Plat of Subdivision recorded as Document No. 96159610; Declaration of Covenants, Conditions and Restrictions of Ashbrook Estate Homes recorded as Document No. 96159612; terms, provisions and conditions contained in Annexation Agreement recorded as Document No. 95811176.

STATE OF ILLINOIS)
COUNTY OF COOK)

S.S.

STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE 680.50

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 16th day of September, 1998.

Commission Expires:

OFFICIAL SEAL SUSAN L. POTTER NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 5/29/02

Susan L. Potter Notary Public

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

Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP 330.25