

UNOFFICIAL COPY

99003484

cs 970762482  
7695840cy 1/42

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)

*P.K.B.*  
Paula ~~Kramer~~ Brown, 11108 Edgebrook Lane, Indian Head Park, IL 60525

3

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) : 18-17-302-003

Address (es) of Real Estate: 11108 Edgebrook 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 1st day of December, 1997

DONVEN HOMES, INC.

BY: Donald A. Stevens  
DONALD A STEVENS, President

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

BOX 333-CIT

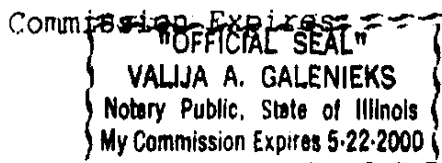
**PERMITTED EXCEPTIONS:**

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.

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF COOK

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 1st day of December, 1997



*Valija A. Galenieks*  
\_\_\_\_\_  
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

*Robert H. Bird*

MAIL TO:

*Robert C. Beck*  
123 W. Front St.  
Wheaton IL 60189-0783

# UNOFFICIAL COPY

## EXHIBIT "A"

UNIT 22-11108

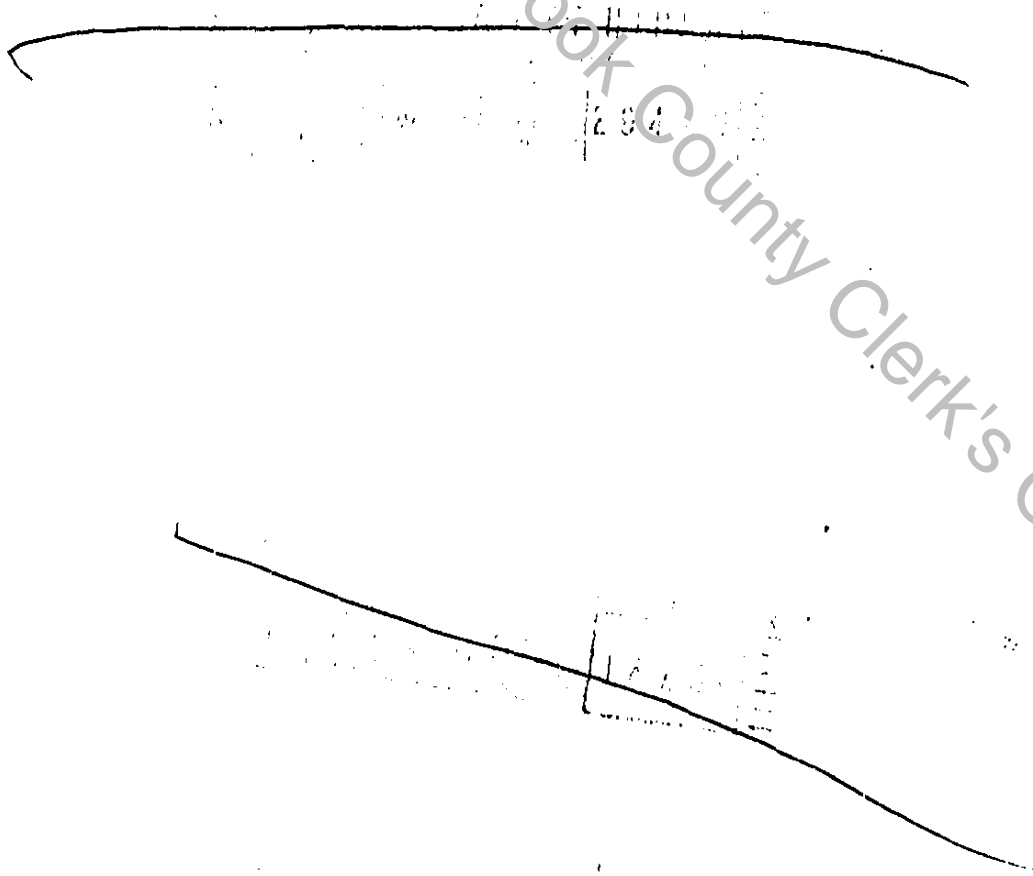
PARCEL 1

THAT PART OF LOT 22 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 NORTHWEST CORNER OF SAID LOT 22 AND RUNNING THENCE SOUTH 90°-00'-00" EAST, ALONG THE NORTH LINE OF SAID LOT, 46.55 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 90°-00'-00" EAST, ALONG SAID NORTH LINE, 31.98 FEET; THENCE SOUTH 0°-00'-00" WEST, 111.94 FEET, TO THE SOUTH LINE OF SAID LOT 22, SAID LINE BEING THE NORTH LINE OF EDGEBROOK LANE; THENCE NORTH 90°-00'-00" WEST, ALONG SAID SOUTH LINE, 21.56 FEET, TO A POINT OF CURVE ON SAID SOUTH LINE; THENCE WESTERLY, ALONG SAID SOUTH LINE ON A CURVE WHOSE CENTER LINE SOUTHERLY AND HAS A RADIUS OF 1030.00 FEET, 9.18 FEET ARC, (CHORD BEARING SOUTH 89°-44'-41" WEST, 9.18 FEET, CHORD); THENCE NORTH 0°-00'-00" EAST, 45.92 FEET; THENCE NORTH 90°-00'-00" WEST, 1.25 FEET; THENCE NORTH 0°-00'-00" EAST, 66.06 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, LLC., A CORPORATION OF ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS

Property of Cook County Clerk's Office



98003484