

UNOFFICIAL COPY

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

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

98028611

DEPT-01 RECORDING \$23.00
TRAN 0998 01/12/98 10148100
CG *-98-028611
COOK COUNTY RECORDER

(The Above Space for Recorder's Use Only)

Carol L. Corbridge
11055 Glenbrook Lane, Indian Head Park, IL 60525

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) : 18-17-302-003

Address (es) of Real Estate: 11055 Glenbrook 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 _____ day of December, 1997.

BOX 300-011

DONVEN HOMES, INC.

BY: Donald A. Stevens
DONALD A STEVENS, President

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

1/14/98 76-958-260

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LEGAL DESCRIPTION:

Lot 58 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 1998 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)

) 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 15th day of December, 1997.

Commission Expires:
"OFFICIAL SEAL"
VALIJA A. GALENIEKS
Notary Public, State of Illinois
My Commission Expires 5-22-2000

Valija A. Galenieks
Notary Public
10409 70785944
76485836

98028611

MAIL SUBSEQUENT BILLS TO:

Carol L. Corbridge
11057 Glenbrook Lane
Indian Head Park IL 60055

THIS INSTRUMENT PREPARED BY:

THOMAS P. RUSSIAN
GOLDSTINE, SKRODZKI, RUSSIAN,
NEMEC AND HOFF, LTD.
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Summit, Illinois 60501
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