

UNOFFICIAL COPY

76958370/142

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)

Joseph M. Bechina and Margaret M. Bechina as husband and wife
11055 Edgebrook Lane, Indian Head Park, IL 60525
not as Tenants in Common but as **JOINT TENANTS**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

3

(See Exhibit "A" attached hereto and made a part hereof)

TO HAVE AND TO HOLD said premises not as Tenants in Common, or as Tenants by the Entirety, but in **JOINT TENANCY**.

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 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 26 day of December, 1997.

MAIL TO:

DONVEN HOMES, INC.

Lyle B. HASKIN & Associates
P.O. Box 31
290 South County Farm Road
Wheaton, IL 60189-0031

BY: Donald A. Stevens
DONALD A STEVENS, President

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

BOX 333-CTI

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 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.

Property of Cook County Notary Public's Office

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

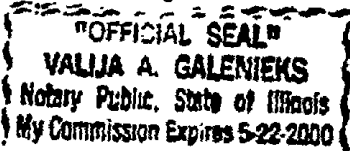
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DONALD A STEVENS, personally known to me to be the President of DONVEN HOMES, INC., an Illinois corporation, and JO ANN T. STEVENS, personally known to me to be the Secretary of said corporation, 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 26 day of December, 1997.

Commission Expires:

Valija A. Galenicks

Notary Public



MAIL SUBSEQUENT BILLS TO:

JOSEPH M. BECHINA
MARGARET M. BECHINA
11055 EDGE BROOK LANE
INDIAN HEADS PARK
ILLINOIS 60525

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

92508086

UNIT 8-11055
PARCEL 1

UNOFFICIAL COPY

THAT PART OF LOT 8 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 SOUTHWEST CORNER OF SAID LOT 8 AND RUNNING THENCE SOUTH $90^{\circ}-00'-00''$ EAST, ALONG THE SOUTH LINE OF SAID LOT, 106.72 FEET, TO THE POINT OF BEGINNING; THENCE NORTH $0^{\circ}-00'-00''$ EAST, 112.07 FEET, TO A POINT ON CURVE ON THE NORTH LINE OF SAID LOT 8, SAID LINE BEING THE SOUTH LINE OF EDGEBROOK LANE; THENCE NORTHEASTERLY ALONG SAID NORTH LINE ON A NON-TANGENT CURVE WHOSE CENTER LIES SOUTHERLY AND HAS A RADIUS OF 1970.00 FEET, 40.60 FEET, ARC, (CHORD BEARING SOUTH $89^{\circ}-12'-20''$ EAST, 40.60 FEET, CHORD) TO THE EAST LINE OF SAID LOT 8; THENCE SOUTH $0^{\circ}-00'-00''$ EAST, ALONG SAID EAST LINE, 111.51 FEET, TO THE SOUTH LINE OF SAID LOT 8; THENCE NORTH $90^{\circ}-00'-00''$ WEST, ALONG SAID SOUTH LINE, 40.59 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 CONVEN HOMES, INC., A CORPORATION OF ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY.

Property of Cook County Clerk's Office