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UNOFFICIAL COPY

SPECIAL WARRANTY DEED Stat. IL  
 (XXXXXXXXXXXX/Corp/Ind)  
 Tenancy by the Entirety  
 CS 98 018167  
 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

98204948

. DEPT-01 RECORDING \$23.00  
 . T#0009 TRAN 1690 03/16/98 11:12:00  
 . #6650 + CG \*-98-204948  
 . COOK COUNTY RECORDER

(The Above Space for Recorder's Use Only) J

James J. Nix Jr and Guinevere A. Nix as husband and wife.  
 11145 Ashbrook Lane, Indian Head Park, IL 60525

\*\*\*

not as tenants in common, ~~not~~ as JOINT TENANTS ~~with right of survivorship~~  
 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)

\*\*\*but as Tenants by the Entirety  
 TO HAVE AND TO HOLD said premises ~~not as tenants in common~~  
~~the entirety~~, but in JOINT TENANCY, ~~with right of survivorship~~ but as  
 not 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) : 18-17-302-003

Address (es) of Real Estate: 11145 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  
 23rd day of February, 1998.

MAIL TO:

MARY P. McGAH  
 P.O. Box 700  
 HILLSIDE, IL 60162

DONVEN HOMES, INC.

BY: Donald A. Stevens  
 DONALD A. STEVENS, President

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

BOX 333-CTI

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## LEGAL DESCRIPTION:

Lot 28 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 )

) 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 23rd day of February, 1998.

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

*Valija A. Galeniks*  
Notary Public

MAIL SUBSEQUENT BILLS TO:

THIS INSTRUMENT PREPARED BY:

James and Bowen Nix  
11145 Ashbrook Ln.  
Indian Head Park, IL 60525

THOMAS F. RUSSIAN  
GOLDSTINE, SKRODZKI, RUSSIAN,  
NEMEC AND HOFF, LTD.  
7660 West 62nd Place  
Summit, Illinois 60501  
PHONE: (708) 458-1253

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