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7707354614
SPECIAL WARRANTY DEED Stat. IL

(Individual/Corp/Ind)

CS 98-012048 W

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

98265636

DEPT-01 RECORDING 125.00
140009 TRAN 1921 04/03/98 09:23:00
13853 4 R/C *-98-265636
COOK COUNTY RECORDER

(The Above Space for Recorder's Use Only)

Cheryl F. Matray
6278 Edgebrook Lane East, Indian Head Park, IL

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) : ~~18-17-313-002~~ 18-17-313-002

Address (es) of Real Estate: 6278 Edgebrook Lane East
Indian Head Park, IL 60525

In witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, this 3rd day of February, 1998

DONVEN HOMES, INC.

KEN FRIKER
20 N. WALKER DR.
CHIC IL. 60604
SUITE 1660

BY: Donald A. Stevens
DONALD A STEVENS, President

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

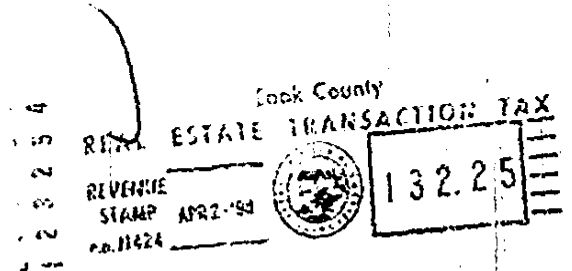
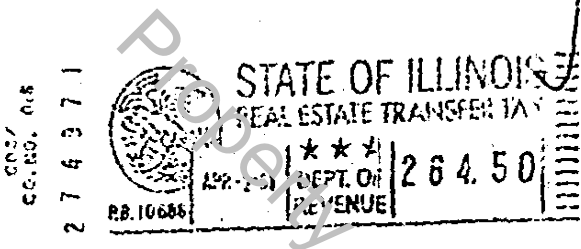
BOX 333-CTI

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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 3rd day of February, 1998.

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

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

98265636

Box 324
 EKA

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EXHIBIT "A"

UNIT 17-6278

PARCEL 1

EASEMENT

THAT PART OF LOT 17 IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IS 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: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 17 AND RUNNING THENCE NORTH $0^{\circ}-06'-41''$ WEST, ALONG THE WEST LINE OF SAID LOT, 28.49 FEET; THENCE NORTH $89^{\circ}-53'-19''$ EAST, 52.48 FEET; THENCE NORTH $0^{\circ}-06'-41''$ WEST, 8.58 FEET; THENCE NORTH $89^{\circ}-53'-19''$ EAST, 20.35 FEET; THENCE SOUTH $45^{\circ}-07'-17''$ EAST, 5.36 FEET; THENCE SOUTH $0^{\circ}-06'-41''$ EAST, 33.19 FEET, TO THE SOUTH LINE OF SAID LOT 17; THENCE SOUTH $89^{\circ}-53'-19''$ WEST, ALONG SAID SOUTH LINE, 76.59 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BELOW ELEVATION 708.55, (TOP OF FOUNDATION BUILDING 17) ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH FIRST FLOOR

THAT PART OF LOT 17 IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IS 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: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 17 AND RUNNING THENCE NORTH $00^{\circ}-06'-41''$ WEST, ALONG THE WEST LINE OF SAID LOT, 46.49 FEET; THENCE NORTH $89^{\circ}-53'-19''$ EAST, 46.57 FEET; THENCE SOUTH $00^{\circ}-06'-41''$ EAST, 4.39 FEET; THENCE NORTH $89^{\circ}-53'-19''$ EAST, 5.93 FEET; THENCE SOUTH $00^{\circ}-06'-41''$ EAST, 5.04 FEET; THENCE NORTH $89^{\circ}-53'-19''$ EAST, 20.35 FEET; THENCE SOUTH $45^{\circ}-07'-17''$ EAST, 5.36 FEET; THENCE SOUTH $00^{\circ}-06'-41''$ EAST, 33.29 FEET, TO THE SOUTH LINE OF SAID LOT 17; THENCE SOUTH $89^{\circ}-53'-19''$ WEST, ALONG SAID SOUTH LINE, 76.65 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BETWEEN ELEVATION 708.55 FEET, (TOP OF FOUNDATION OF BUILDING 17), AND ELEVATION 718.74 FEET, (CEILING FIRST FLOOR), ALL IN COOK

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 DORVEX HOMES, INC., A CORPORATION OF ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS

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