

UNOFFICIAL COPY

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98270420

SPECIAL WARRANTY DEED Stat. IL

(Individual/Corp/Ind)

CS980240767L

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

DEPT-01 RECORDING \$25.00  
140009 TRAN 1998 04/06/98 11:03:00  
#4776 # CJ \*-98-270420  
COOK COUNTY RECORDER

(The Above Space for Recorder's Use Only)

Dolores F. Rinke  
6215 Edgebrook Lane West, Indian Head Park, IL

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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) : 18-17-313-010

Address (es) of Real Estate: 6215 Edgebrook Lane West  
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 9th day of March, 1998.

DONVEN HOMES, INC.

BOX 333-CTI

BY: Donald A. Stevens  
DONALD A STEVENS, President

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

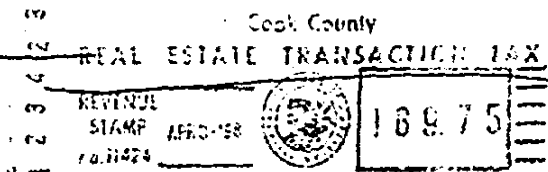
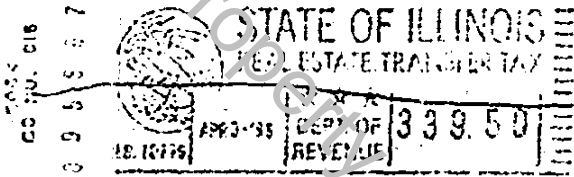
MAIL TO:  
Jos. T. CESARIO  
211 W CHICAGO, # 118  
HINSDALE, IL 60521

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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 )  
 )  
COUNTY OF COOK )

S.S.

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 9th day of March, 1998

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

*Valija A. Galeniekas*  
\_\_\_\_\_  
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

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EXHIBIT "A"

PARCEL 1

LOT 25-6215

THAT PART OF LOT 25 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 SOUTHEAST CORNER OF SAID LOT 25 AND RUNNING THENCE NORTH 1°-36'-30" WEST, ALONG THE EAST LINE OF SAID LOT 25, A DISTANCE OF 40.47 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 88°-23'-30" WEST, 72.08 FEET; THENCE SOUTH 1°-36'-30" EAST, 2.35 FEET; THENCE SOUTH 88°-23'-30" WEST, 60.11 FEET, TO THE WEST LINE OF SAID LOT 25, SAID LINE BEING THE EASTERLY LINE OF EDGEBROOK LANE; THENCE NORTH 8°-39'-54" EAST, ALONG SAID WEST LINE, 28.71 FEET, TO A POINT OF CURVE; THENCE NORTHERLY, ALONG SAID WEST LINE ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 250.00 FEET, 2.32 FEET, ARC, (CHORD BEARING NORTH 8°-23'-58" EAST, 2.32 FEET, CHORD); THENCE NORTH 88°-23'-30" EAST, 126.67 FEET, TO THE EAST LINE OF SAID LOT 25; THENCE SOUTH 1°-36'-30" EAST, ALONG THE EAST LINE OF SAID LOT 25, A DISTANCE OF 28.19 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, INC., A CORPORATION OF ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS.

98270420