

771628101/ML
SPECIAL WARRANTY DEED STATE ILL
(Tenancy B/Entirety/Corp/Ind)

UNOFFICIAL COPY

98294215

CS 98018255
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 425.00
130000 TRAN 0056 04/14/98 12:35:00
41136 CG * -98-294215
COOK COUNTY RECORDER

Jearne

(The Above Space for Recorder's Use Only)

Frank L. Lusson and ~~XXXX~~ W. Lusson as husband and wife
6267 Edgebrook Lane East, Indian Head Park, IL

not as joint tenants or tenants in common, but as **Tenants By The Entirety**, 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)

TO HAVE AND TO HOLD said premises **not** as joint tenants or tenants in common, but as **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, suffered to be done, anything whereby the said Real Estate is, or may be in any manner encumbered or charged, except as hereby 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) : 18-17-311-014

BOX 333-CTI

Address (es) of Real Estate: 6267 Edgebrook Lane East
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 _____ March, 1998.

MAIL TO:
RICHARD SORA
955 W. MADISON ST.
SUITE 200
CHICGO, IL 60607

BY: Donald A. Stevens
DONALD A STEVENS, President

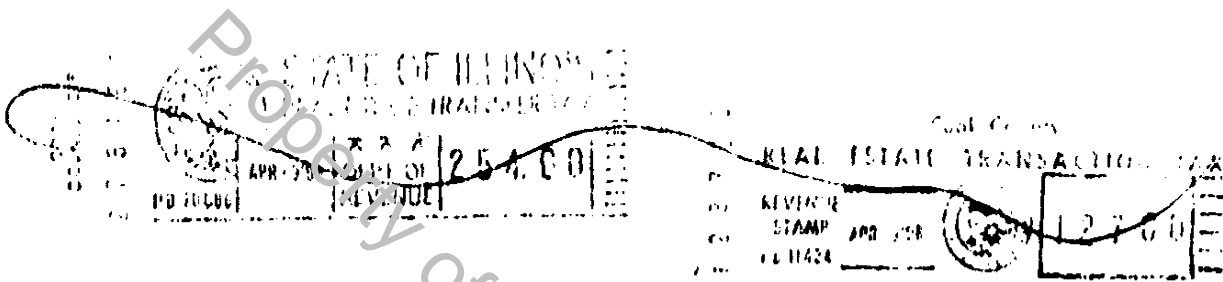
ATTEST: Jo Ann T. Stevens
JO ANN T. STEVENS, Secretary

RECORDED

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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 12th day of March, 1998.

Valija A. Galenieks

Notary Public

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

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"

UNIT 14-6267

PARCEL 1

THAT PART OF LOT 14, IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 30 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 14 AND RUNNING THENCE NORTH $0^{\circ}-10'-49''$ WEST, ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 28.94 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH $89^{\circ}-49'-11''$ WEST, 52.53 FEET; THENCE NORTH $0^{\circ}-10'-49''$ WEST, 8.58 FEET; THENCE SOUTH $89^{\circ}-49'-11''$ WEST, 20.35 FEET; THENCE SOUTH $44^{\circ}-49'-11''$ WEST, 5.36 FEET; THENCE SOUTH $0^{\circ}-10'-49''$ EAST, 33.33 FEET, TO THE SOUTH LINE OF SAID LOT 14; THENCE SOUTH $89^{\circ}-49'-11''$ WEST, ALONG SAID SOUTH LINE, 42.43 FEET, TO A POINT ON CURVE ON THE WEST LINE OF SAID LOT 14, SAID LINE BEING THE EASTERLY LINE OF EDGEBROOK LAKE; THENCE NORTHERLY, ALONG SAID WEST LINE ON A NON-TANGENT CURVE WHOSE CENTER LIES EASTERLY AND HAS A RADIUS OF 720.00 FEET, 47.81 FEET, ARC, (CHORD BEARING NORTH $0^{\circ}-40'-18''$ EAST, 47.88 FEET, CHORD); THENCE NORTH $89^{\circ}-49'-11''$ EAST, 52.33 FEET; THENCE SOUTH $0^{\circ}-10'-49''$ EAST, 1.25 FEET; THENCE NORTH $89^{\circ}-49'-11''$ EAST, 65.06 FEET TO THE EAST LINE OF SAID LOT 14; THENCE SOUTH $0^{\circ}-10'-49''$ EAST, ALONG SAID EAST LINE, 18.01 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BELOW ELEVATION 708.46 FEET, (TOP OF FOUNDATION OF BUILDING 14), ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

THAT PART OF LOT 14, IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 30 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 14 AND RUNNING THENCE NORTH $0^{\circ}-10'-49''$ WEST, ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 46.54 FEET; THENCE SOUTH $89^{\circ}-49'-11''$ WEST, 46.60 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $0^{\circ}-10'-49''$ EAST, 4.39 FEET; THENCE SOUTH $89^{\circ}-49'-11''$ WEST, 5.93 FEET; THENCE SOUTH $0^{\circ}-10'-49''$ EAST, 5.04 FEET; THENCE SOUTH $89^{\circ}-49'-11''$ WEST, 20.35 FEET; THENCE SOUTH $44^{\circ}-49'-11''$ WEST, 5.36 FEET; THENCE SOUTH $0^{\circ}-10'-49''$ EAST, 20.30 FEET; THENCE NORTH $89^{\circ}-49'-11''$ WEST, 42.55 FEET, TO A POINT ON CURVE ON THE WEST LINE OF SAID LOT 14, SAID LINE BEING THE EASTERLY LINE OF EDGEBROOK LAKE; THENCE NORTHERLY, ALONG SAID WEST LINE, ON A NON-TANGENT CURVE WHOSE CENTER LIES EASTERLY AND HAS A RADIUS OF 720.00 FEET, 31.84 FEET, ARC, (CHORD BEARING NORTH $1^{\circ}-04'-22''$ EAST, 31.84 FEET, CHORD); THENCE NORTH $89^{\circ}-49'-11''$ EAST, 41.86 FEET; THENCE NORTH $0^{\circ}-10'-49''$ WEST, 2.94 FEET; THENCE NORTH $89^{\circ}-49'-11''$ EAST, 10.23 FEET; THENCE SOUTH $0^{\circ}-10'-49''$ EAST, 1.25 FEET; THENCE NORTH $89^{\circ}-49'-11''$ EAST, 19.04 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BETWEEN ELEVATION 708.46 FEET, (TOP OF FOUNDATION OF BUILDING 14), AND ELEVATION 718.85 FEET, (CEILING FIRST FLOOR), ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

THAT PART OF LOT 14, IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 96159610, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 14 AND RUNNING THENCE NORTH $0^{\circ}-10'-49''$ WEST, ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 46.54 FEET; THENCE SOUTH $89^{\circ}-49'-11''$ WEST, 66.06 FEET; THENCE NORTH $0^{\circ}-10'-49''$ WEST, 1.25 FEET; THENCE SOUTH $89^{\circ}-49'-11''$ WEST, 10.61 FEET; THENCE SOUTH $0^{\circ}-10'-49''$ EAST, 47.79 FEET, TO THE SOUTH LINE OF SAID LOT 14; THENCE NORTH $89^{\circ}-49'-11''$ EAST, ALONG SAID SOUTH LINE, 76.87 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING ABOVE ELEVATION 719.80 FEET, (SECOND FLOOR BUILDING 14), 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 DEKO FROM DONVER HOMES, INC., A CORPORATION OF ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS

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