

UNOFFICIAL COPY

77165541146
SPECIAL WARRANTY DEED Stat. IL
(Individual/Corp/Ind)

CS 980182142
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

98294222

DEPT-01 RECORDING 125.00
T30000 TRAN 0056 04/14/98 12:36:00
1143 CG *--98--294222
COOK COUNTY RECORDER

(The Above Space for Recorder's Use Only)

Maximo S. Brockob
6251 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) : 18-17-311-015

Address (es) of Real Estate: 6251 Edgebrook Lane East
Indian Head Park, IL 60525

BOX 333-CTI

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,
20 day of March, 1998

DONVEN HOMES, INC.

ALEX S. NARBUT
362 E. BURLINGTON
RIVER SIDE IL
60546

BY: Donald A. Stevens
DONALD A STEVENS, President

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

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UNIT 15-6251

PARCEL 1

THAT PART OF LOT 15, 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 15 AND RUNNING THENCE NORTH 0°-10'-49" WEST, ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 50.56 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°-49'-11" WEST, 52.53 FEET; THENCE SOUTH 0°-10'-49" EAST, 8.58 FEET; THENCE SOUTH 89°-49'-11" WEST, 20.35 FEET; THENCE NORTH 45°-10'-49" WEST, 5.36 FEET; THENCE NORTH 0°-10'-49" WEST, 33.07 FEET, TO THE NORTH LINE OF SAID LOT 15; THENCE NORTH 89°-49'-11" EAST, ALONG SAID NORTH LINE, 76.67 FEET, TO THE EAST LINE OF SAID LOT 15; THENCE SOUTH 0°-10'-49" EAST, ALONG SAID EAST LINE, 28.28 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BELOW ELEVATION 707.51 FEET, (TOP OF FOUNDATION OF BUILDING 15), ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

THAT PART OF LOT 15, 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 15 AND RUNNING THENCE NORTH 0°-10'-49" WEST, ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 40.55 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°-49'-11" WEST, 46.60 FEET; THENCE NORTH 0°-10'-49" WEST, 4.39 FEET; THENCE SOUTH 89°-49'-11" WEST, 5.93 FEET; THENCE NORTH 0°-10'-49" WEST, 5.04 FEET; THENCE SOUTH 89°-49'-11" WEST, 20.35 FEET; THENCE NORTH 45°-10'-49" WEST, 5.36 FEET; THENCE NORTH 0°-10'-49" WEST, 33.07 FEET, TO THE NORTH LINE OF SAID LOT 15; THENCE NORTH 89°-49'-11" EAST, ALONG SAID NORTH LINE, 76.67 FEET, TO THE EAST LINE OF SAID LOT 15; THENCE SOUTH 0°-10'-49" EAST, ALONG SAID EAST LINE, 46.29 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BETWEEN ELEVATION 707.51, (TOP OF FOUNDATION OF BUILDING 15) AND ELEVATION 717.70 FEET, (CEILING FIRST FLOOR), 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.

981994222