771UNOFFICIAL COPY

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

\$25.00

. T00000 TRAN 0056 04/14/98 12:36:00

11143 t CG x-98-294222

COOK COUNTY RECORDER

(The Above Space for Recorder's Use Only)

Maxine S. Brockob 6251 Edgebrook Lane East, Indian Head Park, IL

the following described Real Istate 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 he, 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 roverse side hereof.

Permanent Real Estate Index Number (s) : 18-17-311-015

Address (es) of Real Estate: 6251 Edgebrook Lane East

Indian Hoad Park, IL 60525

BUX 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 President, and attested by its \_\_\_\_\_ Secretary, 20 day of March, 1998

DONVEN HOMES, INC.

ALEX S. NORBUT 362 E. BURLING, TON RIVER SIISE IL 60546

## **UNOFFICIAL COPY**

## 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.



WINE COUNTY TRANSACTION TAX

WHAT DRIVE TO THE SECOND TAX

WE STATE DRIVE TO THE SECOND TAX

STATE OF ILLINOIS

S.S.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the Sate 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 gaused 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 20, day of March, 1998.

NOFFICIAL SEAL"

VALIJA A. GALENIEKS

Notery Public. State of Illinois (
My Commission Expires 5-22-2000 (
MAIL SUBSEQUENT BILLS TO:

Notary Fublic

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

## UNOFFICIAL COPY

UNIT 15-6251 PARCEL 1
THAT PART OF LOT 15, IN ASHBROOK SUBDIVISION, BRING A SUBDIVISION IN PART
OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 HORTH, 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 HORTH 0'-10'-49" WEST, ALONG THE EAST
LINE OF SAID LOT 15, A DISTANCE OF 58.56 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 HORTH 45'-10'49" WEST, 5.36 FEET; THENCE HORTH 0'-10'-49" WEST, 33.07 FEET, TO THE HORTH
LINE OF SAID LOT 15; THENCE HORTH 89'-49'-11" EAST, ALONG SAID HORTH 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, PARCEL 1 ALONG SAID EAST LINE, 28.28 FERT, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BELOW ELEVATION 707.51 FERT, (TOP OF FOUNDATION OF BUILDING 15), ALL IN COOK COUNTY, ILLIHOIB.

• 3

TOGETHER WITH

THAT JAP 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 THERROF RECORDED AS DOCUMENT \$61,610, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13. 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'-45'-11" WEST, 46.60 FEET; THENCE HORTH 0'-10'-49" WEST, 4.39 FEET; THENCE FOUTH 89'-49'-11" WEST, 5.93 FEET; THENCE HORTH 0'-10'-49" WEST, 5.36 FEET; THENCE NORTH 0'-10'-49" WEST, 33.07 FEET, TO THE HORTH LINE OF SAID LOT 15; THENCE NORTH 89'-49'-11" EAST, ALONG SAID HORTH LINE, 76.67 FEET, TO THE EAST LINE OF SAID LOT 15; THENCE BOUTH 0'-10'-49" EAST, ALONG SAID RAST LINE, 46.29 FEET, MORE OR LESS, TO THE FOINT OF BEGINNING, AND THE BEST LINE, 46.29 FEET, MORE OR LESS, TO FOUNDATION OF BUILDING 15) AND SIEVATION 717.70 FEET, (CEILING FIRST FLOOR), ALL IN COOK COUNTY, ILLINGS. THAT THE OF LOT 15, IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART PLOOR), ALL IN COOK COUNTY, ILLIPCIS.

CREATED B. OR THE PURPOSE 98294222 PARCEL 2 NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS AND BASEMENTS DATED MARCH 1, 1996 AND RECORDED MARCH 1, 1996 AS DOCUMENT 96159811 AND CREATED BY DEED FROM DONVEN HOMES, INC., A CORPORATION OF ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS.