

77/62835-1/1111
SPECIAL WARRANTY DEED Stat. IL
(Tenancy B/Entirety/Corp/Ind)

UNOFFICIAL COPY

CS 98018232 n

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

98293008

DEPT-01 RECORDING \$25.00
130000 TRAN 0064 04/15/98 14:34:00
1938 CG *98-299008
COOK COUNTY RECORDER

(The Above Space for Recorder's Use Only)

Michael A. Grossi and Renata C. Grossi as husband and wife.
6276 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 herein 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) : 18-17-313-002

Address (es) of Real Estate: 6276 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, this 23rd day of February, 1998.

MAIL TO
R.L. Schumaker, Esq.
1161 LANE CORNER B
DEERFIELD IL 60015

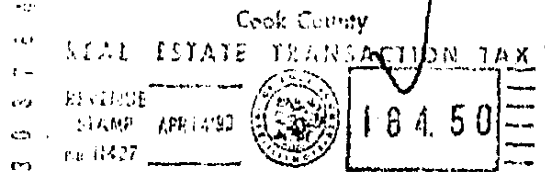
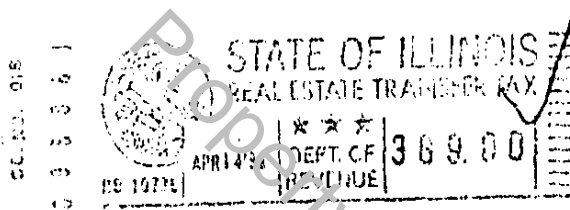
BY: Donald A. Stevens
DONALD A STEVENS, President

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

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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.

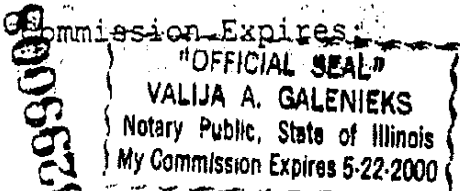


STATE OF ILLINOIS)
)
COUNTY OF COOK)

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 23 day of February, 1998.



Valija A. Galenieks

Notary Public

MAR 24 SUBSEQUENT BILLS TO:

MICHAEL + RENATA GROSS
6276 EDGEBROOK LAKE EAST
INDIAN HEAD PARK, IL
60525

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 17-6276

PARCEL 1

(BASEMENT)

THAT PART OF LOT 17 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 SOUTHWEST CORNER OF SAID LOT 17 AND RUNNING THENCE NORTH 0°-06'-41" WEST, ALONG THE WEST LINE OF SAID LOT, 28.49 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°-06'-41" WEST, ALONG SAID WEST LINE, 18.01 FEET; THENCE NORTH 89°-53'-19" EAST, 118.68 FEET, TO A POINT ON CURVE ON THE EAST LINE OF SAID LOT 17, SAID LINE BEING THE WEST LINE OF EDGEBROOK LANE; THENCE SOUTHERLY ALONG SAID EAST LINE ON A NON-TANGENT CURVE WHOSE CENTER LIES EASTERLY AND HAS A RADIUS OF 780.00 FEET, 38.79 FEET, ARC, (CHORD BEARING SOUTH 5°-44'-50" EAST, 38.79 FEET, CHORD), TO A POINT OF TANGENCY ON SAID EAST LINE; THENCE SOUTH 7°-10'-18" EAST, 7.98 FEET, TO THE SOUTH LINE OF SAID LOT 17; THENCE SOUTH 89°-53'-19" WEST, ALONG SAID SOUTH LINE, 46.88 FEET; THENCE NORTH 00°-06'-41" WEST, 33.19 FEET; THENCE NORTH 45°-07'-17" WEST, 5.36 FEET; THENCE SOUTH 89°-53'-19" WEST, 20.35 FEET; THENCE SOUTH 00°-06'-41" EAST, 8.58 FEET; THENCE SOUTH 89°-53'-19" WEST, 52.48 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BELOW ELEVATION 708.55 FEET, (TOP OF FOUNDATION OF BUILDING 17), ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH (FIRST FLOOR)

THAT PART OF LOT 17 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 SOUTHWEST CORNER OF SAID LOT 17 AND RUNNING THENCE NORTH 0°-06'-41" WEST, ALONG THE WEST LINE OF SAID LOT, 46.49 FEET; THENCE NORTH 89°-53'-19" EAST, 46.57 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°-53'-19" EAST, 72.10 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 17, SAID LINE BEING THE WEST LINE OF EDGEBROOK LANE; THENCE SOUTHERLY ALONG SAID EAST LINE ON A NON-TANGENT CURVE WHOSE CENTER LIES EASTERLY AND HAS A RADIUS OF 780.00 FEET, 33.67 FEET, ARC, (CHORD BEARING SOUTH 5°-33'-33" EAST, 33.67 FEET, CHORD); THENCE SOUTH 89°-53'-19" WEST, 45.22 FEET; THENCE NORTH 00°-06'-41" WEST, 20.30 FEET; THENCE NORTH 45°-07'-17" WEST, 5.36 FEET; THENCE SOUTH 89°-53'-19" WEST, 20.35 FEET; THENCE NORTH 00°-06'-41" WEST, 5.04 FEET; THENCE SOUTH 89°-53'-19" WEST, 5.93 FEET; THENCE NORTH 00°-06'-41" WEST, 4.39 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 COUNTY, ILLINOIS.

TOGETHER WITH (SECOND FLOOR)

THAT PART OF LOT 17 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: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 17 AND RUNNING THENCE NORTH 00°-06'-41" WEST, ALONG THE WEST LINE OF SAID LOT, 46.57 FEET; THENCE NORTH 89°-53'-19" EAST, 76.55 FEET; THENCE SOUTH 00°-06'-41" EAST, 46.57 FEET, TO THE SOUTH LINE OF SAID LOT 17; THENCE SOUTH 89°-53'-19" WEST, ALONG SAID SOUTH LINE, 76.59 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING ABOVE ELEVATION 719.89 FEET, (SECOND FLOOR BUILDING 17), 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 COVEYANTS 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

Clerk's Office
9615961008

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