

SPECIAL WARRANTY DEED Stat. IL
(Joint Tenancy/Corp/Ind)

1998-04-21 09:41:39
Cook County Recorder

77162780/11ak
CS 8018227

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

(The Above Space for Recorder's Use Only)

Donald W. Cushing and Joan W. Cushing
6253 Edgebrook Lane East, Indian Head Park, IL

not as tenants in common, but as JOINT TENANTS, 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 Tenants in Common or as Tenants by the Entirety, but in JOINT TENANCY.

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 claimed a breach of the Special Warranties subject to the "Permitted Exceptions" as set forth below hereof.

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

Address (es) of Real Estate 6253 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 16 day of March, 1998.

MAIL TO:

DONALD CUSHING
6253 EDGEBROOK LANE EAST
INDIAN HEAD PARK, IL
60525

DONVEN HOMES, INC.

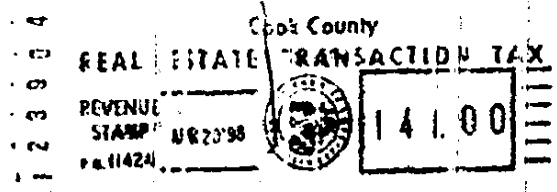
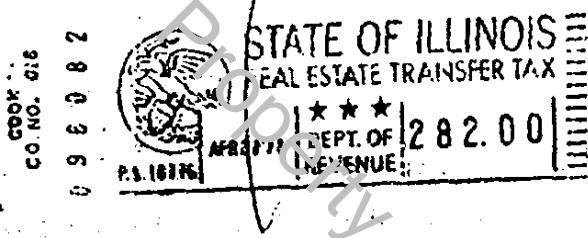
BY: Donald A. Stevens
DONALD A STEVENS, President

BOX 333-CTT

ATTEST: JC Ann T. Stevens
JC ANN T. STEVENS, Secretary

PERMITTED EXCEPTIONS:

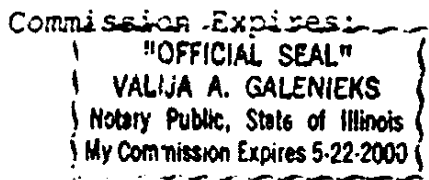
General taxes for the year 1997 and subsequent years; Declaration for **Ashbrook Townhomes** recorded as Document No. 96159611; terms, provisions and conditions contained in Annexation Agreement recorded as Document No. 95811176; terms, provisions and conditions relating to easement described as parcel 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 16 day of March, 1998.



Valija A. Galeniekis

 Notary Public

MAIL SUBSEQUENT BILLS TO:

THIS INSTRUMENT PREPARED BY:

THOMAS P. RUSSLIN
GOLDSTINE, SKROMZKI, RUSSIAN,
NEMEC AND HCFF, LTD.
 7660 West 62nd Place
 Summit, Illinois 60501
 PHONE: (708) 458-2253

EXHIBIT "A"

UNIT 15-6253

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 96159619, 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 CONTINUING NORTH 0°-10'-49" WEST, ALONG SAID EAST LINE, 18.01 FEET; THENCE SOUTH 89°-49'-11" WEST, 52.53 FEET; THENCE SOUTH 0°-10'-49" EAST, 8.59 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 NORTHERLY LINE OF SAID LOT 15; THENCE SOUTH 89°-49'-11" WEST, ALONG SAID NORTHERLY, 39.89 FEET, TO THE WEST LINE OF SAID LOT 15, SAID LINE BEING THE EASTERLY LINE OF EDGEBROOK LANE; THENCE SOUTH 0°-43'-13" WEST, ALONG SAID WEST LINE, 47.54 FEET; THENCE NORTH 89°-49'-11" EAST, 51.24 FEET; THENCE NORTH 0°-10'-49" WEST, 1.25 FEET; THENCE NORTH 89°-49'-11" EAST, 66.06 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; THENCE SOUTH 89°-49'-11" WEST, 46.60 FEET TO THE POINT OF BEGINNING; 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, 20.30 FEET; THENCE SOUTH 89°-49'-11" WEST, 40.08 FEET, TO THE WEST LINE OF SAID LOT 15, SAID LINE BEING THE EASTERLY LINE OF EDGEBROOK LANE; THENCE SOUTH 0°-43'-13" EAST, ALONG SAID WEST LINE, 51.24 FEET; THENCE NORTH 89°-49'-11" EAST, 40.58 FEET; THENCE SOUTH 0°-10'-49" EAST, 2.94 FEET; THENCE NORTH 89°-49'-11" EAST, 10.61 FEET; THENCE NORTH 0°-10'-49" WEST, 1.25 FEET; THENCE NORTH 89°-49'-11" EAST, 19.46 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BETWEEN ELEVATION 707.51 FEET, (TOP OF FOUNDATION OF BUILDING 15), AND ELEVATION 717.70 FEET, (CEILING FIRST FLOOR), 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, 66.06 FEET; THENCE SOUTH 0°-10'-49" EAST, 1.25 FEET; THENCE SOUTH 89°-49'-11" WEST, 10.61 FEET; THENCE NORTH 0°-10'-49" WEST, 47.54 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 ABOVE ELEVATION 718.85 FEET, (SECOND FLOOR BUILDING 15), 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

UNOFFICIAL COPY

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