SPECIAL WARRANTY UNOFITICIAL COPY

♦ (Joint Tenancy/Corp/Ind)

WARRANTS to

7725350 CY/Y2 CS .98029367 mc 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

98362513

. DEPT-01 RECORDING

\$25.00

- T#0009 TRAN 2292 05/04/98 10:18:00
- #5160 + RC *-98-362513
- COOK COUNTY RECORDER

(The Above Space for Recorder's Use Only)

David B. Brown and Harriet C. Brown 6255 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" attacked 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
in any manner encumbered or charged, except as percent.
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 "Fermitted Exceptions" as set forth below hereof.

Address (es) of Real Estate 6255 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 President, and attested by its Secretary, this 27 day of March, 1998.

Mail to: Michael J. Lynch 4376 Grand Ave. Western Springs, IL 60558 DONVEN HOME OX. 333-CT

DONALD A STEVĖNS, President

ATTEST : JO ANN T. STEVENS, Secretary

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.

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 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 27 day of March, 1998.

Commission Expires:

VALIJA A. GALENIEKS
Notary Public. State of Illinois

My Commission Expires 5-22-2000 (

MAIL SUBSEQUENT BILLS TO:

Notary Public

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

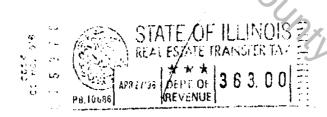
EXHIBIT "A"

UNIT 15-6255 PARCEL 1

4

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: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 15 AND RUNNING THENCE NORTH 0°-10'-49" WEST, ALONG THE BAST LINE OF SAID LOT 15, A DISTANCE OF 40.55 FEET: THENCE SOUTH 88'-41'-11" WEST, 66.06 FEET; THENCE SOUTH 0°-10'-49" BAST, 1.25 FEET; THENCE SOUTH 89'-49'-11"WEST, 51.24 FEET, TO THE WEST LINE OF SAID LOT 15, SAID LINE BEING A BASTERLY LINE OF EDGEBROOK LANE; THENCE SOUTH 0'-43'-13" WEST, ALONG SAID WEST LINE, 36.02 FEET, TO A POINT OF CURVE ON SAID WEST LINE; THENCE SOUTHERLY, ALONG SAID WEST LINE, ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 1030.00 FEET, 3.29 FEET, ARC, (CHORD BEARING SOUTH 7°-48'-43" WEST, 3.29 FEET, CHORD), TO THE SOUTH LINE OF SAID LOT 15; THENCE NORTH 89°-49'-11" EAST, ALONG SAID SOUTH LINE, 117.93 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

NON-EXCLUSIVE BASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS BET 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)x Co04 Cc AND EGRESS





98362513