

UNOFFICIAL COPY

SPECIAL WARRANTY DEED STATE IL
(Joint Tenancy/Corp/Ind)

7725350 of 2
CS 98029367 ml

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

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 Harriett C. Brown
6255 Edgebrook Lane East, Indian Head Park, IL

3

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 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 its _____ 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 HOMES, INC.

BOX 333-CTI

BY: Donald A. Stevens
DONALD A STEVENS, President

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

98362513

UNOFFICIAL COPY

EXHIBIT "A"

UNIT 15-6255

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: BEGINNING 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 88°-41'-11" WEST, 66.06 FEET; THENCE SOUTH 0°-10'-49" EAST, 1.25 FEET; THENCE SOUTH 89°-49'-11" WEST, 51.24 FEET, TO THE WEST LINE OF SAID LOT 15, SAID LINE BEING A EASTERLY 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 0°-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.

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

COOK COUNTY ILLINOIS
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 27 '96 DEPT OF REVENUE
363.00
PR. 10686

COOK COUNTY ILLINOIS
REAL ESTATE TRANSACTION TAX
MAY 1 '96
181.50
STAMP
10-11427

98362513