

UNOFFICIAL COPY



CTI 7783407 04 10/98

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)

CS 8136095 ml

Steven F. Skrezyna and Lorraine Skrezyna, as husband and wife 6214 Edgebrook Lane West, Indian Head Park, IL, not as Joint Tenants of 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 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) : 18-17-311-001

Address (es) of Real Estate: 6214 Edgebrook Lane West
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 15th day of December, 1998.

DONVEN HOMES, INC.

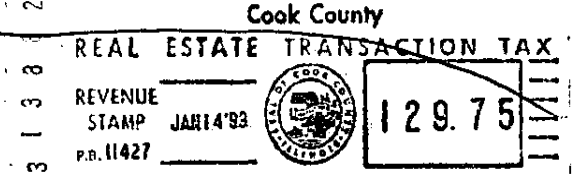
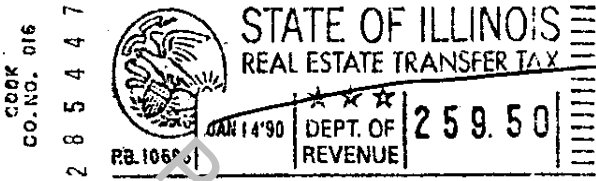
BY: Donald A. Stevens
DONALD A STEVENS, President

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

BOX 333-CTI

PERMITTED EXCEPTIONS:

General taxes for the year 1998 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)

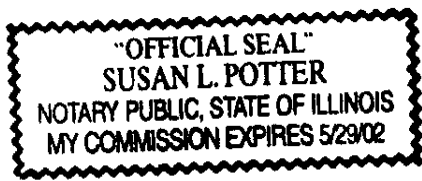
I, the undersigned, a Notary Public in and for said County, in the Sate aforesaid, DO HEREBY CERTIFY that DONALD A STEVENS, personally known to me to be the President of BONVEN HOMES, INC., an Illinois corporation, and JO ANN T. STEVENS, personally known to me to be the Secretary of said corporation, 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 13th day of December, 1998.

Commission Expires:

Susan L. Potter
Notary Public

MAIL SUBSEQUENT BILLS TO:



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

Mail to:
Terrence McEllynn
9236 S. Kedvale
Oaklawn, IL 60453

UNIT 1-6214

PARCEL 1

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UNIT 1-6214
PARCEL 1
THAT PART OF LOT 1, 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 1 AND RUNNING THENCE NORTH 4°-27'-12"
EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 28.54 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 85°-32'-48"
EAST, 52.53 FEET; THENCE NORTH 4°-27'-12" EAST, 8.58 FEET; THENCE SOUTH 85°-32'-48" EAST, 20.35 FEET; THENCE SOUTH 49°-
27'-12" EAST, 5.36 FEET; THENCE SOUTH 4°-27'-12" WEST, 33.33 FEET, TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 85°-
32'-48" EAST, ALONG SAID SOUTH LINE, 34.28 FEET, TO THE EAST LINE OF SAID LOT 1; SAID LINE BEING A WEST LINE OF
EDGEBROOK LANE; THENCE NORTH 8°-39'-54" EAST, ALONG SAID EAST LINE, 47.93 FEET, THENCE NORTH 85°-32'-48" WEST, 48.41
FEET; THENCE SOUTH 4°-27'-12" WEST, 1.25 FEET; THENCE NORTH 85°-32'-48" WEST, 66.06 FEET; TO THE WEST LINE OF SAID LOT
1; THENCE SOUTH 4°-27'-12" WEST, ALONG SAID SOUTH LINE, 18.01 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING
BELOW ELEVATION 711.42 FEET, (TOP OF FOUNDATION OF BUILDING 1), ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

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THAT PART OF LOT 1, 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 1 AND RUNNING THENCE NORTH 4°-27'-12"
EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 46.54 FEET; THENCE SOUTH 85°-32'-48" EAST, 46.60 FEET TO THE
POINT OF BEGINNING; THENCE SOUTH 4°-27'-12" WEST, 4.39 FEET; THENCE SOUTH 85°-32'-48" EAST, 5.93 FEET; THENCE SOUTH 4°-
27'-12" WEST, 5.04 FEET; THENCE SOUTH 85°-32'-48" EAST, 20.35 FEET; THENCE SOUTH 49°-27'-12" EAST, 5.36 FEET; THENCE
SOUTH 4°-27'-12" WEST, 20.30 FEET; THENCE SOUTH 85°-32'-48" EAST, 35.24 FEET, TO THE EAST LINE OF SAID LOT 1, SAID LINE
BEING A WEST LINE OF EDGEBROOK LANE; THENCE NORTH 8°-39'-54" EAST, ALONG SAID EAST LINE, 31.92 FEET; THENCE NORTH 85°-
32'-48" WEST, 37.59 FEET; THENCE NORTH 4°-27'-12" EAST, 2.94 FEET; THENCE NORTH 85°-32'-48" WEST, 10.23 FEET; THENCE
SOUTH 4°-27'-12" WEST, 1.25 FEET; THENCE NORTH 85°-32'-48" WEST, 19.84 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,
AND LYING BETWEEN ELEVATION 711.42 FEET, (TOP OF FOUNDATION OF BUILDING 1), AND ELEVATION 722.76 FEET, (SECOND FLOOR
BUILDING 1), ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

UNOFFICIAL COPY

THAT PART OF LOT 1, 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 1 AND RUNNING THENCE NORTH 4°-27'-12"
EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 46.54 FEET; THENCE SOUTH 85°-32'-48" EAST, 66.06 FEET; THENCE
NORTH 4°-27'-12" EAST, 1.25 FEET; THENCE SOUTH 85°-32'-48" EAST, 10.61 FEET; THENCE SOUTH 4°-27'-12" WEST, 47.79 FEET,
TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 85°-32'-48" WEST, ALONG SAID SOUTH LINE, 76.67 FEET, MORE OR LESS, TO THE
POINT OF BEGINNING, AND LYING ABOVE ELEVATION 722.76 FEET, (SECOND FLOOR BUILDING 1), 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.