

C.F.I./GY

UNOFFICIAL COPY

CS 23099317ML



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/11/2003 09:44 AM Pg: 1 of 3

SPECIAL WARRANTY DEED Stat. IL

THE GRANTOR, ASHBURY WOODS DEVELOPMENT, LLC, a limited liability company 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 Manager of said company, CONVEY and WARRANTS to

(The Above Space for Recorder's Use Only)

Zygmunt Waligora and Janina Waligora
514 Ashbury Lane, Lemont, IL 60439

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 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 the 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):

22-32-201-021, 22-33-100-001 ✓

**Address(es) of Real Estate: 514 Ashbury Lane
Lemont, IL 60439**

In witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 14th day of July, 2003

ASHBURY WOODS DEVELOPMENT, LLC
An Illinois Limited Liability Company

By: Scott A. Stevens
SCOTT A. STEVENS, Manager

BOX 333-CTI

UNOFFICIAL COPY

PERMITTED EXCEPTIONS:


General taxes for the year 2002 and subsequent years; building lines and public utility, drainage and storm water detention easements, as shown on Plat of Subdivision recorded as Document No. 0021055832; Declaration for Ashbury Woods Townhomes recorded as Document No. 0030035125; terms, provisions and conditions contained in Annexation Agreement recorded as Document No. 20475700; 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; party wall and party wall rights.

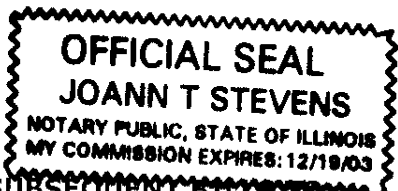
STATE OF ILLINOIS)
) S.S.
 COOK COUNTY)

I, THE UNDERSIGNED, A Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SCOTT A. STEVENS, personally known to me to be the Manager of ASHBURY WOODS DEVELOPMENT, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument, pursuant to authority given by the Manager of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 14th day of July, 2003

Commission Expires:



 Notary Public




MAIL SUBSEQUENT BILLS TO:
 AND RETURN RECORDED
 DEED TO:
 ZYGMUNT & JANINA
 WALIGORA
 514 ASHBURY LAKE
 LEMONT, IL 60439

THIS INSTRUMENT PREPARED BY:

**THOMAS P. RUSSIAN
 GOLDSTINE, SKRODZKI, RUSSIAN,
 NEMEC and HOFF, LTD.
 835 McClintock Drive
 Burr Ridge, IL 60527
 PHONE (630)655-6000**

 STATE TAX REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000053950 AUG.-6.03	REAL ESTATE TRANSFER TAX
	0030900 FP 102808		

COUNTY TAX  REAL ESTATE TRANSACTION TAX REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000054085 AUG.-6.03	REAL ESTATE TRANSFER TAX
	0015450 FP 102802		

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1:
UNIT 5-514

THAT PART OF LOT 5 IN ASHBURY WOODS A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION IN PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AND IN PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00°01'43" WEST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 83.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 89°58'17" EAST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 39.00 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 89°58'17" EAST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 26.00 FEET; THENCE SOUTH 00°01'43" EAST, A DISTANCE OF 83.00 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE SOUTH 89°58'17" WEST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 26.00 FEET; THENCE NORTH 00°01'43" WEST, A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER COMMON AREAS AND OUTLOTS A AND B AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 2, 2003 AS DOCUMENT 003003125 AND AS CREATED BY DEED FROM ASHBURY WOODS DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.