

SPECIAL WARRANTY DEED Stat. IL

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 08/11/2003 09:51 AM Pg: 1 of 3

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)

Marlene A. Moreno 426 Ashbury Lane, Lemont, IL 60439

The following described Keal Estate situated in the County of Cook, in the State of Illinois, to wit:

(See Exhibit "A" attached hereto and made a part hereof)

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):

22-32-201-020 22-32-201-021

Address(es) of Real Estate: 426 Ashbury Lane **Lemont, IL 60439** 

In witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 11th day of July, 2003.

> ASHBURY WOODS DEVELOPMENT, LLC An Illinois Limited Liability Company

> > SCOTT A. STEVENS, Manager



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## **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 0021055832; Declaration for Ashbury Woods Townhomes recorded as Document 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 ) ) 5.5. COOK COUNT

I, THE UNDERSIGNED, A Notary Public in and for said County, in the State aforesaid, DO HEKEBY 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 soal, this 11th day of July, 2003.

Commission Expires:

OFFICIAL SEAL JOANN T STEVENS MY COMMISSION EXPIRES: 12/15/05

MAIL SUBSECUENT BILLS TO:

Notary Public

Tax bills to

Marlene A. Moreno

426 anbury Lane Lemont, 12 60439

Deed to: John F. Khark 936 S. State Lockport, IL boyyi

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



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## EXHIBIT "A"

PARCEL 1: UNIT 6-426 THAT PART OF LOT 6 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 6; THENCE NORTH 00'01'43" WEST ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 83.00 FEET TO THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 68.00 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 89'58'17" EAST ALONG THE NORTH LINE OF SAID LOT 6, 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 6, A DISTANCE 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 8, 2003 AS DOCUMENT 0030035127, AND AS CREATED BY DEED FROM ASHBURY WOODS DEVELOPMENT, LLC, AN ILLINOIS L'MITED LIABILITY COMPANY.