

CS 23099318ml



0322333152

Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds

Date: 08/11/2003 09:51 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)

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

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)

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

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

BOX 333-011

UNOFFICIAL COPY

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 NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 89°58'17" EAST ALONG 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; THENCE SOUTH 89°58'17" WEST ALONG THE SOUTH LINE OF SAID LOT 6, 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 8, 2003 AS DOCUMENT 0030035125 AND AS CREATED BY DEED FROM ASHBURY WOODS DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

Cook County Clerk's Office