

# UNOFFICIAL COPY

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CS 24069041 ML

## 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



**Doc#:** 0422533077  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 08/12/2004 08:49 AM Pg: 1 of 4

(The Above Space for Recorder's Use Only)

**Richard G. Carroll and Eleanor M. Carroll, as husband and wife.**  
**420 Ashbury Court, Lemont, IL 60439**

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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): 22-33-108-010**

**Address(es) of Real Estate: 420 Ashbury Court**  
**Lemont, IL 60439**

In witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 27<sup>th</sup> day of July, 2004.

**ASHBURY WOODS DEVELOPMENT, LLC**  
An Illinois Limited Liability Company

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

**BOX 333-CP**

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Property of Cook County Clerk's Office

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPT. OF REVENUE  
 334.00  
 PS 10566

Cook County  
 REAL ESTATE TRANSACTION  
 DEPT. OF REVENUE  
 STAMP AUG-9'04  
 FB-11427  
 167.00



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## EXHIBIT "A"

PARCEL 1:  
UNIT 20-420

THAT PART OF LOT 20 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: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH 00°00'37" WEST ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 83.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE NORTH 89°59'23" EAST ALONG THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 42.00 FEET; THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 83.00 FEET TO THE SOUTH LINE OF SAID LOT 20; THENCE SOUTH 89°59'23" WEST ALONG THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 42.00 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.

Office of Cook County Clerk's Office