UNOFFICIAL COPY

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 WARLANTS 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

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 uone 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 Warrancies") 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 27th day of July, 2004.

ASHBURY WOODS DEVELOPMENT, LLC

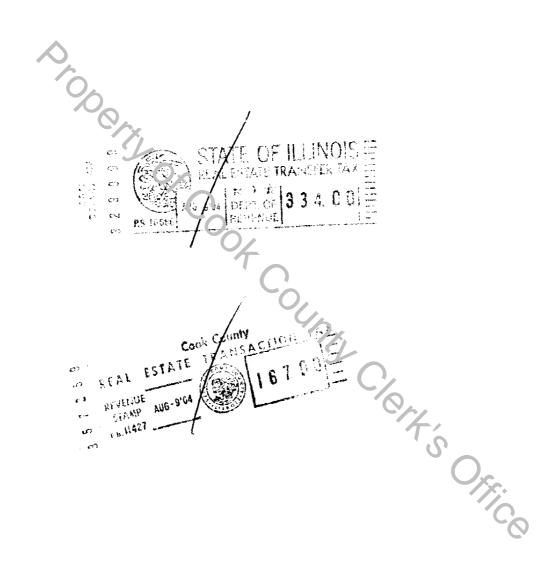
An Illinois Limited Liability Company

SCOTT A. STEVENS, Manager

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PERMITTED EXCEPTIONS:

General taxes for the year 2003 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 in surument, 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 for h.

GIVEN under my hand and official scal this 27th day of July, 2004.

Commission Expires:

OFFICIAL SEAL JOANN T STEVENS NOTARY PUBLIC - STATE OF ILLINOIS

MAIL SUBSEQUENT BILLS TO:

RICHARD CARROLL
420 ASN BURY COURT. LEMONT 15. 60439

THIS INSTRUMENT PREPARED BY:

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

MAIL TO: DANIEN MCCORMICK 1557 WARREN AVENUE DOWNERS GROYE. 1L. GOSTV.

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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, 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, COMUTIONS AND RESTRICTIONS RECORDED JANUARY 8, 2003 AS DOCUMENT 0030035125 AND AS CREATED BY DEED FROM ASHBURY WOODS DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.