

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#: 0425733193
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/13/2004 01:16 PM Pg: 1 of 4

(The Above Space for Recorder's Use Only)

**John R. Cerinich and Fritzi L. Cerinich as husband and wife
432 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 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: 432 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 of August, 2004.

ASHBURY WOODS DEVELOPMENT, LLC
An Illinois Limited Liability Company

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

4/29

BOX 333-CT

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK
CO. NO. 018
330487



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

SEP-9'04 DEPT. OF REVENUE 373.50

P.B. 10666

358628

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE
STAMP
P.B. 11427



188.75

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1:
UNIT 20-432

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: COMMENCING 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 94.00 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 89°59'23" EAST ALONG THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 39.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 00°00'37" EAST ALONG THE EAST LINE OF SAID LOT 20, A DISTANCE OF 83.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 89°59'23" WEST ALONG THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 39.00 FEET; THENCE NORTH 00°00'37" 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