

BOX 158

SPECIAL WARRANTY DEED



Doc#: 0428045087
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 10/06/2004 11:15 AM Pg: 1 of 4

THIS INDENTURE, made this 1st day of September, 2004, between Asbury Woods L.L.C., a limited liability company created and existing under and by virtue of the laws of the

State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and John Ligas & Zofia Ligas, 8114A Concord Lane, Justice, IL 60458, Husband and wife

(NAME AND ADDRESS OF GRANTEE)

party of the second part, not in tenancy in common, *but as tenants by the entirety*, in joint tenancy, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of the managing member of said company, by these presents does DEMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, not in tenancy in common, but in joint tenancy, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

As more fully described in Exhibit A attached hereto

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

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General real estate taxes for the current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; special taxes or assessments for improvements not yet completed; easements, building line and use and occupancy restrictions, covenants and conditions, party wall rights, annexation or development agreements affecting the Property and Plats of Subdivision of record; roads and highways, if any; applicable zoning and building laws and ordinances; the Purchaser's mortgage, if any; acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; drainage ditches, tiles and laterals if any; unrecorded public utility easements if any, covenants, and conditions and restrictions in Declaration for Asbury Woods.

Permanent Real Estate Index Number(s): 18-34-202-003-0000
18-34-202-005-0000 underlying

Address(es) of real estate: 8114A Concord Lane, Justice, Illinois, IN WITNESS
WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Assistant Secretary, the day and year first above written.

**Asbury Woods L.L.C.,
an Illinois limited liability company**

By: Concord Homes, Inc.,

By: _____
Its: President
Attest: Assistant Secretary

This instrument was prepared by Deborah T. Haddad
1540 East Dundee Road, Suite 350
Palatine, Illinois 60074
(NAME AND ADDRESS)

SEND SUBSEQUENT TAX BILLS TO:

John Ligar and Zofia Ligar (Name)
8114A Concord Lane, Justice IL 60458 (Address)
Justice, Illinois 60458 (CITY, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

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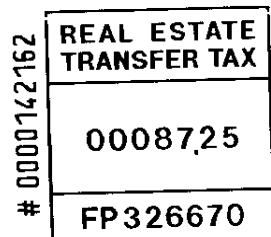
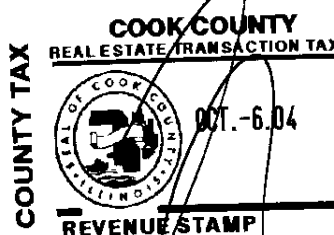
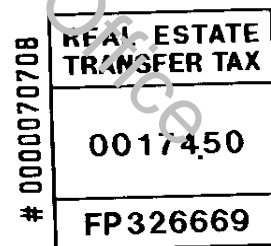
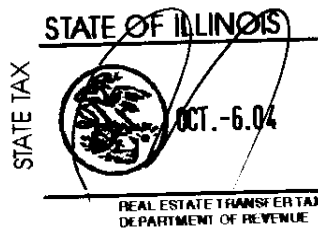
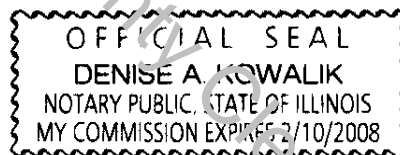
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, Denise Kowalik, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Moretti personally known to me to be the President of Concord Homes, Inc., Managing Member of Asbury Woods L.L.C., and Marilyn Magafas, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as managing member of Asbury Woods L.L.C. as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of September, 2004.

Denise A Kowalik
 Notary Public

Commission expires: _____



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LEGAL DESCRIPTION

UNIT NUMBER (S) **19-D-720** IN ASBURY WOODS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS AND OUTLOTS IN ASBURY WOODS SUBDIVISION OF PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 17, 2003 AS DOCUMENT NUMBER 0030363045 AND CORRECTED BY DECLARATION RECORDED May 29, 2003 AS DOCUMENT 0314934066 AND AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Property of Cook County Clerk's Office