BOX 158

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Doc#: 0435205164

Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 12/17/2004 12:15 PM Pg: 1 of 4

SPECIAL WARRANTY DEED (Limited Liability to Individual)

(Illinois)

THIS INDENTURE, made this 1st day of November 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

ABOVE SPACE FOR RECORDER=S USE ONLY

Illinois and duly authorized in transact business in the State of Illinois, party of the first part, and Denise M. Ferenchick, 8828A Corcord Lane, Justice, IL 60458,

(NAME AND ADDRESS OF GRANTEE)

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nto
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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, tents, 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, 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, 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:

(M) (MID AMERICA) 394134

PIN 18-34-202-005 18-34-202-003 4

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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, and 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 judgements 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	r(s): 18-34-202-003-0000
0,	18-34-202-005
Address(es) of real estate. 8828A Cor	ncord Lane, Justice, Illinois, IN WITNESS WHEREOF, said party
	te seal to be hereto affixed, and has caused its name to be signed to
these presents by its President, and at	ested by its Assistant Secretary, the day and year first above
written.	
	ASEURY WOODS L.L.C.,
	an Illinois limited liability company
	By: Conco d Homes, Inc.,
	46
	By:
	Its: Presi cut
	Attest: Mulyn Wir offs
	Its: Assistant Secretary
This instrument was prepared by <u>Deb</u>	orah T. Haddad
	ast Dundee Road, Suite 350
· · · · · · · · · · · · · · · · · · ·	e, Illinois 60074
	(NAME AND ADDRESS)
	,
	SEND SUBSEQUENT TAX BILLS TO:
Denise M. FERENCHICK	SAME AS GRANTER
Denise M. FERENCHICK (Name)	(Name)
00. 00	
8828 A CONCORD LANE	· · · · · · · · · · · · · · · · · · ·
(Address)	(Address)
1 / 1/5//	
Justice, IL 60458	Justice, IL 60458
(City, State and Zip)	(City, State and Zip
OD DECODINED'S OFFICE BOY	NO
OR RECORDER'S OFFICE BOX	INO

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STATE OF <u>ILLINOIS</u>) SS COUNTY OF <u>COOK</u>)

I, <u>Barbara Kimberley</u>, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that <u>Wayne Moretti</u> personally known to me to be the <u>President</u> of Concord Homes, Inc., Managing Member of Asbury Woods L.L.C., and <u>Marilyn Magafas</u>, personally know to me to be the <u>Assistant Secretary</u> 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 an severally acknowledged that as such <u>President</u> and <u>Assistant Secretary</u> 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 <u>Directors</u> 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 November, 2004.

Daire a M Amberly
Notary Public

Commission expires:

FP326670

8.1204



REVENUE STAMP

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LEGAL DESCRIPTION

UNIT NUMBER (S) 14D720 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 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 1/2 FAST 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, res rictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.