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SPECIAL WARRANTY DEED Stat. IL

Doc#: 0507302081
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/14/2005 08:30 AM Pg: 1 of 3

C.T.I./CY
8262584/192
CS 2500 8268 ml

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

(The Above Space for Recorder's Use Only)

F. Jane Petrek

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)

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.

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Permanent Real Estate Index Number(s): 22-32-211-002

**Address(es) of Real Estate: 1420 Ashbury Drive
Lemont, IL 60439**

In witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 1st day of March, 2005.

ASHBURY WOODS DEVELOPMENT, LLC
An Illinois Limited Liability Company

By: Scott A Stevens
SCOTT A. STEVENS, Manager

BOX 333-CP

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EXHIBIT "A"

PARCEL 1:
UNIT 15-1420

THAT PART OF LOT 15 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 15; THENCE NORTH 00°00'37" WEST ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 62.75 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 00°00'37" WEST ALONG THE WEST LINE OF SAID LOT 15 A DISTANCE OF 30.00 FEET; THENCE NORTH 89°59'23" EAST, A DISTANCE OF 83.00 FEET TO THE EAST LINE OF SAID LOT 15; THENCE SOUTH 00°00'37" EAST ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°59'23" 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