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



Doc#: 0507302081

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds

Date: 03/14/2005 08:30 AM Pg: 1 of 3

(The Above Space for Recorder's Use Only)

F. Jane Petrek

and WARRANTS to

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(See Exhibit "A" actoched 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.

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 1^{st} day of March, 2005.

ASHBURY WOODS DEVELOPMENT, LLC

An Illinois Limited Liability Company

SCOTT A. STEVENS, Manager

BOX 333-CTP

301

0507302081 Page: 2 of 3

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PERMITTED EXCEPTIONS:

General taxes for the year 2004 and subsequent years; building lines and public utility, drainage and storm water detention easements, as shown on Plat of Subdivision recorded as Document 0021055832; Declaration for Ashbury Woods Townhomes recorded as Document 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)

(COOK COUMF)

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 summent, 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 forth.

GIVEN under my hand and official scal, this 1st day of March, 2005.

Commission EXFRICIAL SEAL
JOANN T STEVENS
NOTARY PUBLIC - STATE OF ILLINOIS
NY COMMISSION EXPIRES: 12/1907

MAIL DEED TO MAIL SUBSEQUENT BILLS TO:

F. JANE PETREK 1420 ASHBURY DR. LEMONT IL. 60439 Notary Public

THIS INSTRUMENT PREPARED BY:

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

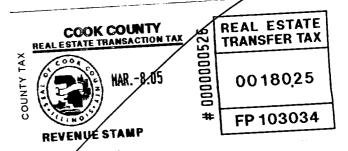
STATE OF ILLINOIS



HAR.-8.05

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE





0507302081 Page: 3 of 3

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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 CO'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, 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.