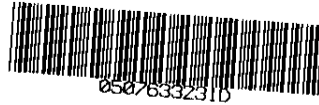


UNOFFICIAL COPY

SPECIAL WARRANTY DEED Stat. IL

C.T.I./CY
5262594 182
PS 25008267ML

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#: 0507633231
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/17/2005 01:53 PM Pg: 1 of 4

4e

(The Above Space for Recorder's Use Only)

Martin J. Daley and Kathleen M. Daley as husband and wife

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): 22-32-211-002

**Address(es) of Real Estate: 1424 Ashbury Drive
Lemont, IL 60439**

In witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 7th day of March, 2005.


ASHBURY WOODS DEVELOPMENT, LLC
An Illinois Limited Liability Company


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

0507633-07

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Property of Cook County Clerk's Office

FP 103034	# 0000000869	 COOK COUNTY REAL ESTATE TRANSACTION TAX MAR. 15.05 REVENUE STAMP COUNTY TAX
0018225		
REAL ESTATE TRANSFER TAX		

FP 103032	# 0000000806	 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX MAR. 15.05 DEPARTMENT OF REVENUE
0036450		
REAL ESTATE TRANSFER TAX		

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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 No. 0021055832; Declaration for Ashbury Woods Townhomes recorded as Document No. 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)

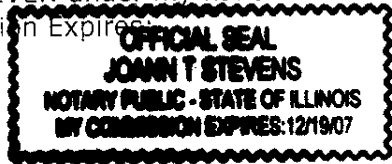
) S.S.

COOK COUNTY)

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 instrument, 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 seal this 7th day of March, 2005.

Commission Expires



Joann T. Stevens

Notary Public

MAIL SUBSEQUENT BILLS TO:

*Martin & Kathleen Valey
1424 Ashbury Drive
Lemont, IL 60439*

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**

Mail Need to:

*Rita Farrell
6361 Pontiac Dr
Indian Head Park, IL
60525*

UNOFFICIAL COPY

EXHIBIT "A"

- PARCEL 1: UNIT 15-1424 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 36.75 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 00°00'37" WEST ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 26.00 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 26.00 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