**UNOFFICIAL COPY** 

64581 14 2

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 and WARPANTS to



Doc#: 0507702258

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 03/18/2005 11:08 AM Pg: 1 of 3

(The Above Space for Recorder's Use Only)

Robert L. Schuld Jr. and Lynn C., Schuld 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" attacr.ed 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 cone or suffered to be done, anything whereby the said Real Estate is, or may pool 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: 1416 Ashbury Drive Lemont, IL 60439

In witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this  $11^{\rm th}$  day of March, 2005.

ASHBURY WOODS DEVELOPMENT, LLC

An Illinois Limited Liability Company

SCOTT A. STEVENS, Manager

EOX 333-CD

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 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 in strument, appeared before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument, pursuant to authorivgiven 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 for h.

GIVEN under my hand and official sea, this  $11^{th}$  day of March, 2005.

Commission Expires

OFFICIAL SEAL **in i s**tevens RY PUBLIC - STATE OF ILLINOIS

MAIL DEED TO: MAIL SUBSEQUENT BILLS TO:

ROBERT L. SCHULD, JR.
1416 ASHBURY DRIVE
LEMONT IL. 60439

THIS INSTRUMENT PREPARED BY:

Notary Public

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

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

HAR. 17.05

000000018

FP 103032

0037450

REAL ESTATE

TRANSFER TAX

COOK COUNTY STATE TRANSACTION TAX



HAR. 17.05

REAL ESTATE TRANSFER TAX

0018725

FP 103034

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## EXHIBIT "A"

PARCEL 1: UNIT 15-1416

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 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 0000'37" WEST ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 92.75 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 0000'37" WEST ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 37.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE NORTH 8950'23" EAST ALONG THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 83.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 0000'37" EAST ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 37.25 FEET; THENCE SOUTH 8959'23" WEST, A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE PERPETUAL FASE MENT 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 DELD FROM ASHBURY WOODS DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.