

UNOFFICIAL COPY



06004111220

SPECIAL WARRANTY DEED Stat. IL

Doc#: 0600411122 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/04/2006 01:04 PM Pg: 1 of 3

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)

James Ryan and Lois H. Ryan 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): 22-32-201-012

22-32-201-012

**Address(es) of Real Estate: 1425 - 128th Street
Lemont, IL 60439**

In witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 13th day of December 2005.

ASHBURY WOODS DEVELOPMENT, LLC
An Illinois Limited Liability Company

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

C.T.I./CX
8319796182
ES25121342 ML

BOX 333-C11

2

UNOFFICIAL COPY

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 13th day of December 2005.



Joann T Stevens
 Notary Public

MAIL TO:

MAIL SUBSEQUENT BILLS TO:

JAMES RYAN
 1425-128th ST.
 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

STATE OF ILLINOIS



DEC. 22. 05

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000017109

REAL ESTATE TRANSFER TAX
00465.00
FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

COUNTY TAX

DEC. 22. 05

REVENUE STAMP

0000017207

REAL ESTATE TRANSFER TAX
00232.50
FP 103034

UNOFFICIAL COPY

EXHIBIT "A"

- PARCEL 1:
UNIT 23-1425
- THAT PART OF LOT 23 IN ASHBURY WOODS UNIT 2 A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 23; THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID LOT 23, A DISTANCE OF 42.0 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID LOT 23, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 83.00 FEET TO THE SOUTH LINE OF SAID LOT 23; THENCE SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.
- PARCEL 2:
- A 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 AMENDED FROM TIME TO TIME AND AS CREATED BY DEED FROM ASHBURY WOODS DEVELOPMENT, LLC.

Of Cook County Clerk's Office